$400,000 - 100, 524 Cedar Crescent Sw, Calgary

MLS® #A2226405

$400,000

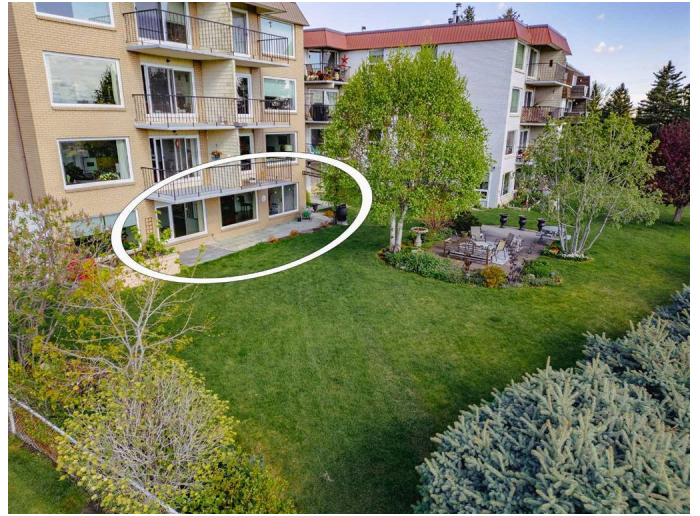2 Bedroom, 1.00 Bathroom, 1,122 sqft
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

*** NEXT OPEN HOUSE SATURDAY JUNE 21 @ 11:00am - 1:00pm *** Hereâ€™s your opportunity to own a true gem within the City, occupying the WALK-OUT GROUND FLOOR of the building, giving full view serene views of the huge backyard green space & garden!. Listed for the first time in 30 years, a property that offers the benefits of condo living but with some of the best elements of detached home life, all within the inner-city location of beautiful Spruce Cliff. And just beyond? Stunning panoramic views of Downtown Calgary & the River valley while also overlooking a natural green space & start of the Douglas Fir hiking trail.

This large 1122 sq/ft unit offers a PRIVATE ENTRANCE on the NE corner of the building, so thereâ€™s no need to ever use the main building entrance.

Upon entering, youâ€™re sure to be impressed the by the BRIGHT natural light completely filling the unit thanks to 3 massive windows looking out into the garden. The large living room then gives way to a spacious dining area and renovated kitchen with quartz counters, undermount sink, under-cabinet lighting as well as a breakfast bar that faces outwards towards the peaceful setting outside.

Down the hall a large primary bedroom with walk-in closet is found, followed by another

bedroom and a shared 4pc bathroom. Two storage rooms are found on either side of the hall, offering the space to keep everything tucked away as needed.

The shared laundry room is just 2-steps outside the unitâ€™s inner building entrance, and beyond that, TWO more locked private storage rooms are found for extended safekeeping of items. The building next door also offers a workshop if some small building or painting tasks are needed. Take a step back outside the unit, and imagine sitting on the covered patio on a warm sunny day while watching birds on the feeder and taking in the tranquility of the garden setting...

Both this & building #524 next door form the Condo Corp & many owners are long-time residents that watch out for each other & offer sense of community, frequently visiting in the courtyard. Located next to the Shaganappi Point GOLF COURSE & blocks away from Westbrook C-Train Station, Westbrook Mall & the many stores & restaurants of 17th Ave, this home must be viewed in person to be fully appreciated! Don't forget to walk around the garden and look outside the gate to see the views of downtown!

Built in 1966

Essential Information

MLS® #	A2226405
Price	$400,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,122
Acres	0.00
Year Built	1966
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	100, 524 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Y8

Amenities

Amenities	Party Room, Storage, Laundry, Workshop
Parking Spaces	1
Parking	Assigned, Stall, Parking Lot

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	20
Zoning	M-C1

Listing Details

Listing Office	Stonemere Real Estate Solutions