

# \$379,900 - 4, 304 Cedar Crescent Sw, Calgary

MLS® #A2221477

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Just minutes to downtown and offering TWO parking stalls, this renovated townhome with CONCRETE WALLS & FLOOR with over 1,100 sq ft of living space backs directly onto greenspace and the Bow River in the highly sought-after community of Spruce Cliff.

Rarely do units like this come to market. Step inside to find updated laminate flooring, a modern kitchen with stone countertops, wine storage, and stainless steel appliances, and a bright spacious living room that opens to a private patio with stunning views of the Douglas Fir Trail and river valley.

Upstairs, you'll find two large bedroomsâ€”both with large glass closet doorsâ€”and a full bathroom with updated vanity, sleek tile flooring, and a tub/shower combo.

This quiet, well-managed complex is steps from the LRT, Shaganappi Golf Course, Edworthy Park, and Wildwood School, with quick access to Bow Trail and the river pathway system.

Move-in ready, ultra-convenient, and surrounded by natureâ€”this one won't last.

Built in 1968

## Essential Information



MLS® #	A2221477
Price	\$379,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	4, 304 Cedar Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Y8

### **Amenities**

Amenities	Parking, Snow Removal
Parking Spaces	2
Parking	Assigned, Stall

### **Interior**

Interior Features	No Smoking Home, Separate Entrance, Stone Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Backs on to Park/Green Space, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	6
Zoning	M-C1

**Listing Details**

Listing Office	2% Realty
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