

# \$310,000 - 301, 508 Cedar Crescent Sw, Calgary

MLS® #A2260495

## \$310,000

3 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.00 Acres

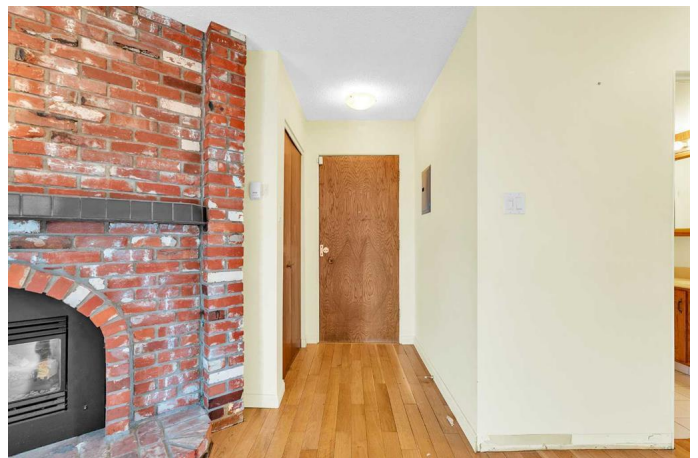
Spruce Cliff, Calgary, Alberta

One of the best buildings on the Cedar Cres in Spruce Cliff. Cement building, Self managed, no dogs, no Smoking of anything on the Property, (sanctions applicable), Great reserve fund, and sits on the escarpment close to the Douglas Fir Trail, the Lawrey Gardens and the paths down by the Shaganappi Golf course. This property is AS/IS (with a disclosure that has to be signed) and is open to renovation (with board approval) that will make it a great place. There are three bedrooms, 1 4 piece bath and 1 1/2 Bath. There are other layouts that can be done/. The kitchen was renovated years ago to have Maple cabinets with Corian counters, dishwasher newer stove and fridge. The Living room has a Fireplace with an insert and a brick facing with a mantel and a hearth. The master bedroom has a 1/2 bath that had a washer dryer, but does not meet the codes of the building requirements. This property had a flood and has been dried out.

Built in 1967

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260495  |
| Price          | \$310,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,018     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1967              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 301, 508 Cedar Crescent Sw |
| Subdivision | Spruce Cliff               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C 2Y8                    |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Bicycle Storage, Laundry, Parking, Golf Course     |
| Parking Spaces | 1                                                  |
| Parking        | Assigned, Off Street, Common, Outside, Parking Lot |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Soaking Tub               |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating           | Boiler, Fireplace(s), Natural Gas, Fireplace Insert        |
| Cooling           | None                                                       |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 1                                                          |
| Fireplaces        | Brick Facing, Gas, Mantle, Raised Hearth                   |
| # of Stories      | 3                                                          |
| Has Basement      | Yes                                                        |
| Basement          | Full, Partially Finished, Walk-Out                         |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Flat Torch Membrane          |
| Construction      | Concrete, Vinyl Siding       |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 22                   |
| Zoning         | M-C1                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.