

\$285,000 - 301, 508 Cedar Crescent Sw, Calgary

MLS® #A2260495

\$285,000

3 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Price Reduction \$25,000. 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.

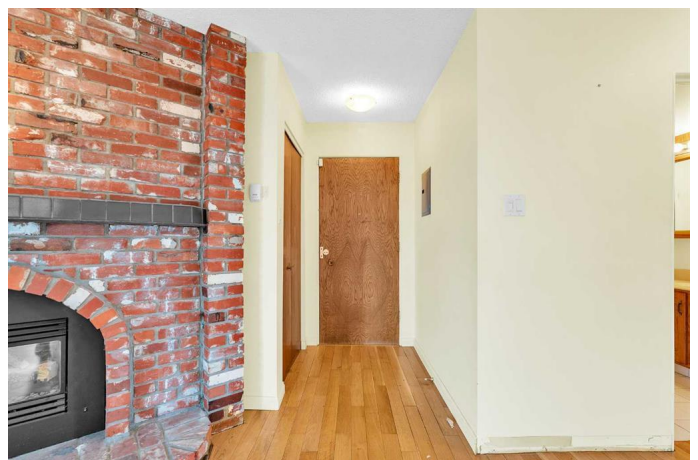
There are three bedrooms, 1 4 piece bath and 1 1/2 Bath. There are other layouts that can be done. The kitchen was renovated years ago to have Maple cabinets with Corian counters, dishwasher newer stove and fridge. The Living room has a Fireplace with an insert and a brick facing with a mantle and a 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. This is a third floor walkup, assigned parking and a additional storage. The lowest cost for Laundry anywhere with a front load washer and gas dryer in the building.

Built in 1967

Essential Information

MLS® # A2260495

Price \$285,000



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, Living Room, Mantle, Raised Hearth
# of Stories	3

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	54
Zoning	M-C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.