\$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.







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, Colf Course, Laundry, Parking

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, Raised Hearth, Mantle

of Stories 3

Has Basement Yes
Basement Full

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 50

Zoning M-C1

Listing Details

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.