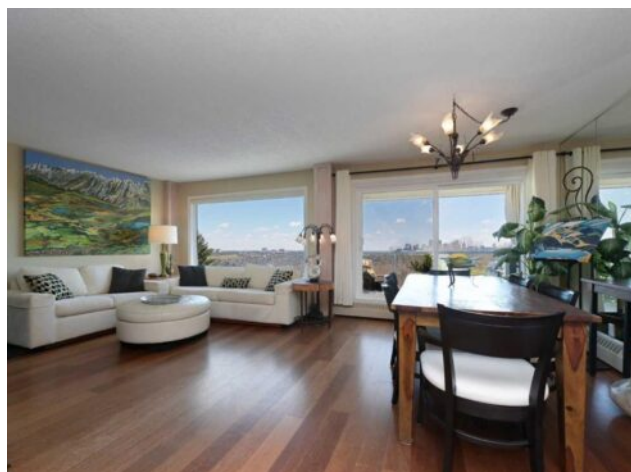


303, 524 Cedar Crescent SW
Calgary, Alberta

MLS # A2306576



\$295,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Spruce Cliff | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 823 sq.ft. | Age: | 1966 (60 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 537 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Open Floorplan, See Remarks | | |

Inclusions: NA

Beautifully renovated top-floor 2-bedroom in a solid concrete building, offering unobstructed panoramic views across Shaganappi Golf Course to the downtown skyline—an exceptionally rare vantage point that’s private, quiet, and simply impossible to replicate. The renovation has been thoughtfully executed with impressive attention to detail, including custom millwork that seamlessly wraps the concrete support columns. The spacious living area is anchored by a genuine wood-burning fireplace, professionally maintained by a proactive, well-managed condo board, all while keeping condo fees very reasonable. Major building updates have already been completed, including newer windows and balconies. The floor plan is highly functional, featuring two generously sized bedrooms, including a versatile second bedroom with a built-in workspace—ideal for today’s work-from-home needs. The grounds are a true standout, meticulously maintained with mature trees, lush perennials, manicured hedges, and peaceful outdoor spaces that feel more like a private park than a typical condo setting. Step outside and connect directly to the Douglas Fir and Quarry Road trail systems for year-round walking, running, or cycling. Location is exceptional—just a short walk to the Westbrook LRT Station and Westbrook Mall, with downtown Calgary less than a five-minute drive. The building also offers the convenience of free laundry in the basement (with stairway access right outside the unit) and a very large storage unit. This is a rare opportunity to own an exceptionally comfortable, well-cared-for condo with a truly spectacular view at an outstanding price. Don’t wait too long!