

# \$299,900 - 101, 316 Cedar Crescent Sw, Calgary

MLS® #A2269632

**\$299,900**

2 Bedroom, 1.00 Bathroom, 851 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Beautifully updated 2-bedroom end unit in a quiet, well-managed 18+ building backing directly onto the river valley. This bright first-floor home offers windows on three exterior walls for excellent natural light, highlighted by rich hardwood flooring and an open-concept living and dining area that leads to a private covered balcony—perfectly tucked among mature trees for year-round privacy. The modern kitchen features butcher-block counters, white cabinetry, stainless steel appliances, and a stylish breakfast bar. Both bedrooms are generously sized, complemented by an updated 4-piece bathroom and convenient in-suite laundry. Additional perks include a dedicated parking stall, in-suite storage, extra common storage, and secure bike storage. Ideally located on a peaceful crescent within walking distance to Westbrook Mall, the LRT, parks, pathways, and all the amenities of Spruce Cliff—offering a rare combination of privacy, convenience, and inner-city value.

Built in 1965

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2269632  |
| Price      | \$299,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 851               |
| Acres          | 0.00              |
| Year Built     | 1965              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 101, 316 Cedar Crescent Sw |
| Subdivision | Spruce Cliff               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C 2Y8                    |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Party Room, Coin Laundry                 |
| Parking Spaces | 1                                        |
| Parking        | Assigned, Off Street, Stall, Parking Lot |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings         |
| Heating           | Baseboard, Natural Gas                                                     |
| Cooling           | None                                                                       |
| # of Stories      | 3                                                                          |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 1                   |
| Zoning         | M-C1                |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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