101 504 Cedar Crescent SW

Calgary | Active | MLS® A2352682

$239,999









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1967**	**849 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this spacious and well-maintained main-floor condo in the desirable community of Spruce Cliff! Offering 849 SQ FT of living space, this unique unit was originally designed as a 2-bedroom and could easily be converted back to accommodate your needs. The current layout features an oversized primary bedroom complete with a sitting area, makeup station and an impressive walk-in closet. The bright and inviting living room offers plenty of natural light, a charming brick-faced wood-burning fireplace and sliding patio doors leading to your private outdoor patio overlooking beautifully maintained green space. The functional galley-style kitchen features ample cabinetry and counter space, while the adjoining dining area offers plenty of room for a full-sized table and includes a built-in buffet for additional storage. Completing the interior is a 4-piece bathroom with an updated vanity, convenient in-suite laundry and additional storage space. Other highlights include updated vinyl plank flooring throughout, an assigned outdoor parking stall and a separate assigned storage locker. This well-located complex offers affordable condo fees and an unbeatable location backing onto the Bow River pathway system and Shaganappi Point Golf Course. Enjoy easy access to Westbrook Mall, shopping, restaurants, the C-Train, Bow Trail and Crowchild Trail, with downtown Calgary just minutes away. Whether you're a first-time buyer, downsizer or investor, this is a fantastic opportunity to own a spacious and versatile condo in one of Calgary's most convenient inner-city communities. Exceptional value in a great location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352682
Bedrooms	1
Bathrooms	1
Year Built	1967
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	849 sq. ft.
Main Level Finished Area:	849 sq. ft.
Condo Fee:	$458.67
Condo Fee Includes:	Amenities of HOA/Condo, Gas, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	1967 (Age: 59)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8211702
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Brick, Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Assigned, Outside, Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Riverbend Terrace
Community:	Spruce Cliff
Amenities:	Bicycle Storage, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 18'3" × 11'1" ·
Main Floor	Dining Room · 10'6" × 8'11" ·
Main Floor	Kitchen · 8' × 6'10" ·
Main Floor	Living Room · 20'8" × 11'11" ·
Main Floor	Walk-In Closet · 11'2" × 8' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby

Interior Features:	Built-in Features, Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-504-cedar-crescent-sw-calgary-a2352682/

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