12 304 Cedar Crescent SW

Calgary | Active | MLS® A2354804

$369,990









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1968**	**1,172.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Rhinorealty

A closer look

QUIET NATURE mixed with Urban Convenience! Welcome home to #12 304 Cedar Crescent SW! A RARE CONCRETE CONSTRUCTION END-UNIT Townhome, tucked quietly into the trees at the top of the SPRUCE CLIFF ESCARPMENT, this exceptional townhome offers a rare blend of tranquil nature and inner-city convenience. Built with solid concrete walls and floors, this residence delivers superior acoustic privacy, durability, and peace of mind for both first-time buyers and savvy investors. The main level features stylish manufactured hardwood floors, a refreshed modern kitchen equipped with stainless steel appliances, a dedicated dining area, a convenient powder room, and a bright, airy living room. Step through the patio doors onto your private balcony overlooking peaceful greenspace and the serene Douglas Fir trails, where local wildlife provides a daily backdrop. An extra-wide staircase leads to the upper level, offering a spacious primary suite with double closets, a generous second bedroom , a fully updated main bath, upper laundry, and abundant storage space. This meticulously maintained, well-run complex has seen extensive capital improvements over the years, including updated windows and doors, a resurfaced stucco exterior, refreshed balconies and railings, updated sidewalks, and a recently replaced roof section. In-suite mechanical upgrades feature a high-efficiency furnace and hot water tank replaced in 2016. Complete with two assigned parking stalls, easy street parking for guests, a pet-friendly policy with board approval, and direct access to LRT transit and bike paths to downtown and Bowness Park, this home offers an unbeatable lifestyle. With gorgeous views outside your Primary Bedroom Window and Main-Floor Balcony, the owners have routinely seen a wide variety of wildlife, including; Bobcat, Grey Owls, and Deer. For extra storage, there is a secured storage shed in the parking lot shared by each of the 12 units. Schedule your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354804
Bedrooms	2
Bathrooms	2
Year Built	1968
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,172.5 sq. ft.
Main Level Finished Area:	564.1 sq. ft.
Upper Level Finished Area:	608.4 sq. ft.
Condo Fee:	$513.01
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1968 (Age: 58)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9011204
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Concrete
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, On Street, Parking Lot, Paved, See Remarks, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Cedar Cliffs
Community:	Spruce Cliff
Amenities:	Parking, Snow Removal, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	Board Approval, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Call, Cats OK, Dogs OK
Main Floor	Entrance · 5'6" × 3'11" ·
Main Floor	Balcony · 13'8" × 5'9" ·
Main Floor	Living Room · 17'3" × 12'6" ·
Main Floor	Dining Room · 10' × 9'5" ·

Main Floor	Furnace/Utility Room · 7'6" × 4'8" ·
2nd Floor	Kitchen · 10'1" × 8'4" ·
2nd Floor	Bedroom - Primary · 17'3" × 10'4" ·
2nd Floor	Laundry · 10' × 8'6" ·
2nd Floor	Bedroom · 13'5" × 8'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Backs on to Park/Green Space, Many Trees, No Back Lane, No Neighbours Behind, Secluded, See Remarks, Treed, Views
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-304-cedar-crescent-sw-calgary-a2354804/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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