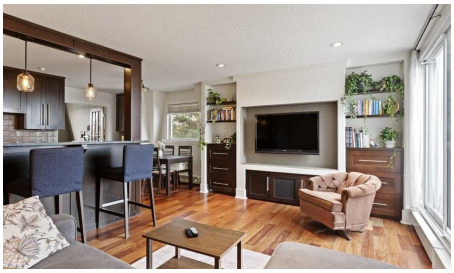
301 312 Cedar Crescent SW

Calgary | Active | MLS® A2347350

$340,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1965**	**1,016 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

Welcome to this bright and beautifully updated TOP-FLOOR END UNIT in the heart of Spruce Cliff, offering 3 bedrooms, 1.5 bathrooms and a fantastic layout filled with natural light. Warm hardwood flooring carries through the spacious living and dining areas, where oversized windows frame peaceful treetop views and open onto a private balcony overlooking the surrounding green space. The kitchen is thoughtfully designed with granite countertops, stainless steel appliances, rich cabinetry and a breakfast bar that keeps the space connected to the main living area. The generous primary bedroom easily accommodates a king-sized bed and features excellent closet space and a private 2-piece ensuite. Two additional bedrooms offer flexibility for kids, guests, roommates or a dedicated home office, while a full 4-piece bathroom and convenient in-suite laundry complete the interior. With no one above and only one common wall, this top-floor corner location provides an added sense of privacy in this well-run, self-managed concrete complex of 14 units. Step outside and enjoy one of Spruce Cliff's biggest draws: quick access to the Douglas Fir Trail, Edworthy Park and an extensive network of walking and biking paths, while Westbrook shopping, restaurants and the LRT are just minutes away. Downtown is less than 10 minutes away, making this an excellent option for professionals, couples or families looking for more space without giving up an inner-city lifestyle. Ample street parking makes for easy visiting, and assigned parking and outdoor storage sheds round out this home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347350
Bedrooms	3
Bathrooms	2
Year Built	1965
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:	1,016 sq. ft.
Condo Fee:	$649.00
Condo Fee Includes:	Heat, Insurance, Maintenance Grounds, Parking, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	Northwest
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit, No One Above
Total Rooms Above Grade:	6
Year built:	1965 (Age: 61)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	8211500
Heating:	Baseboard, Boiler, Hot Water
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco, Vinyl Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	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:	Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked
Inclusions:	Ceiling fans x2, armoire in ensuite bathroom, large living room couch, television in living room
Restrictions:	Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 190'6" × 12' ·
Main Floor	Dining Room · 8'3" × 7'7" ·
Main Floor	Kitchen · 12'2" × 8' ·
Main Floor	Bedroom - Primary · 12'7" × 12'1" ·
Main Floor	Bedroom · 14'1" × 8'2" ·
Main Floor	Bedroom · 11' × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths

Interior Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Recessed Lighting, Stone Counters, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/301-312-cedar-crescent-sw-calgary-a2347350/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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