

\$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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