

\$529,990 - 8106, 14 Hemlock Crescent Sw, Calgary

MLS® #A2102613

\$529,990

2 Bedroom, 2.00 Bathroom, 1,324 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

DIRECT ACCESS TO GOLF COURSE/
QUICK ACCESS TO DOWNTOWN/
STUNNING BACKYARD VIEW, GOLF
COURSE VIEW/ GYM, SOCIAL ROOM,
CARWASH AND GUEST SUITE INCLUDED.
Experience the ultimate in high-end living with this delightful two-bedroom, two-bathroom apartment in a BUNGALOW-STYLE CONDO. Situated in a peaceful central location, it offers stunning views of the picturesque Shaganappi GOLF COURSE. As you enter this inviting open-concept home, you'll find a harmonious blend of comfort and functionality. The spacious living room, with its TOP-NOTCH kitchen and MAGNIFICENT VIEWS, leads directly to the backyard connected to the Shaganappi Point Golf Course. The generous informal dining room is perfect for memorable gatherings, while the well-appointed kitchen features a raised eating bar, stainless steel appliances, ample maple cabinetry, and elegant granite countertops. The master suite exudes serenity and boasts THREE LARGE WINDOWS that features GOLF COURSE VIEWS WITH GREENSPACE. It also includes a walk-in closet and a luxurious spa-like ensuite featuring dual sinks, a standalone shower, and a soaking tub for ultimate relaxation. The apartment offers AMPLE STORAGE SOLUTIONS to keep things organized and clutter-free. With titled parking included, your vehicle is well taken care of. The complex itself offers desirable amenities such as a well-equipped GYM, MEETING



ROOM, social room, convenient CAR WASH, and a guest suite for visiting family and friends. The strong board and Reserve Fund of the building provide added peace of mind. This ideal location offers easy access to the LRT, shopping destinations, and a vast pathway system, perfect for leisurely walks or invigorating bike rides. Discover the perfect blend of LUXURY, CONVENIENCE, and NATURAL BEAUTY in this executive apartment condo. Enjoy the tranquility of a quiet location while savoring sweeping views of the golf course. Don't miss out on this property - contact your realtor to schedule a viewing.

Built in 2012

Essential Information

MLS® #	A2102613
Price	\$529,990
Sold Price	\$510,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,324
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	8106, 14 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

Amenities

Amenities	Bicycle Storage, Car Wash, Fitness Center, Party Room, Recreation Room
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Elevator
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Barbecue, Courtyard
Construction	Brick, Stucco

Additional Information

Date Listed	February 9th, 2024
Date Sold	March 6th, 2024
Days on Market	26
Zoning	M-C2 d129
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.