

# \$529,000 - 204, 6 Hemlock Crescent Sw, Calgary

MLS® #A2110138

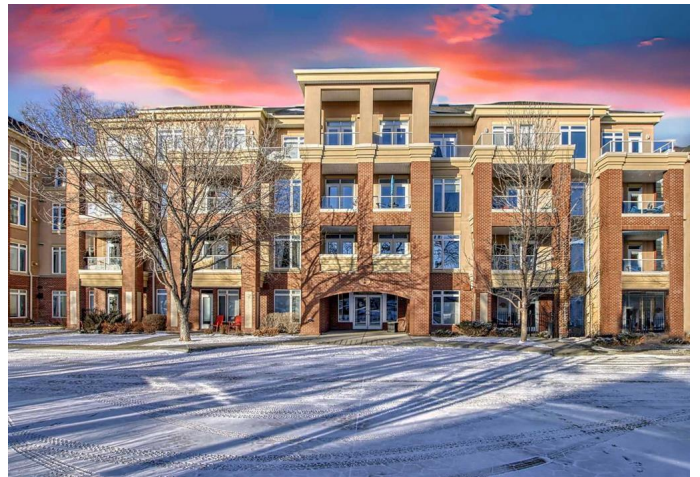
**\$529,000**

2 Bedroom, 3.00 Bathroom, 1,419 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

OPEN HOUSE Sunday the 24th March 12:30 pm to 2:30 pm. Welcome to Spruce Cliff, an established sought-after community in Calgary's Southwest quadrant where pride of home ownership is evident in this amenity rich community. One lucky family will have an opportunity to call this spacious, bungalow feel, move in ready condo their forever home. This gorgeous luxury condo is situated on the second floor of the well-maintained and prestigious Copperwood complex, just minutes from downtown, next to Shaganappi Golf Course, with bike paths and shopping close by. This 1418 sqft two bedroom 2.5 bath condo features two en-suites, heated tile flooring, ceiling fans in living room, dining room and bedrooms. The master includes a large corner soaker tub, separate luxurious shower, double sinks and walk in closet. This condo has an expansive curved balcony, with breathtaking river valley and golf course views and an abundance of windows to make it bright and open. The living room has a gas fireplace and is open to the dining area and kitchen with maple cabinets. Stainless appliances, large breakfast bar and carrion counter tops. There is also an office area that is perfect those who work from home. The large in suite laundry room has front load washer and dryer. This unit features titled underground parking with a storage cage. This amenity rich complex features a large very well equipped gym with cardio equipment, machines, weights and yoga area perfect for



all fitness levels. Additional amenities include  
rinse bay, meeting room and social room.  
Call your favorite agent right away and book  
your showing as this unit is truly one to be  
desired and will not last long.

Built in 2007

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2110138      |
| Price          | \$529,000     |
| Sold Price     | \$515,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,419         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 204, 6 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C 2Z1                    |

### **Amenities**

|                |                |
|----------------|----------------|
| Amenities      | Fitness Center |
| Parking Spaces | 1              |
| Parking        | Underground    |

### **Interior**

|                   |               |
|-------------------|---------------|
| Interior Features | Breakfast Bar |
|-------------------|---------------|

|                 |                                     |
|-----------------|-------------------------------------|
| Appliances      | Dishwasher, Gas Stove, Washer/Dryer |
| Heating         | In Floor, Forced Air                |
| Cooling         | None                                |
| Fireplace       | Yes                                 |
| # of Fireplaces | 1                                   |
| Fireplaces      | Gas, Living Room                    |
| # of Stories    | 4                                   |

**Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Construction      | Brick, Concrete, Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2024 |
| Date Sold      | April 24th, 2024    |
| Days on Market | 57                  |
| Zoning         | M-C2 d142           |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|



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