

# \$359,900 - 402, 4 Hemlock Crescent Sw, Calgary

MLS® #A2110833

**\$359,900**

1 Bedroom, 1.00 Bathroom, 903 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Introducing this large 1-bedroom, 1-bathroom corner top unit ideally located near the Golf Course, Downtown, and numerous amenities.

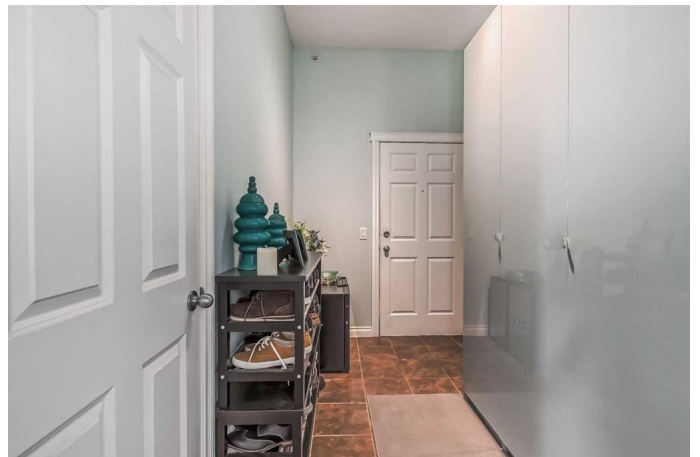
Upon entering, you'll appreciate the practical layout featuring a spacious living area with an open-concept kitchen, perfect for entertaining or quiet evenings at home. Adjacent to the kitchen, a convenient in-suite laundry room adds to the ease of living in this unit.

Enjoy the abundance of natural light flowing through the south-facing windows, creating a bright and inviting atmosphere throughout. This well-maintained unit offers not one, but two balconies, providing ample outdoor space for BBQs and relaxation.

You will experience peace and quiet, surrounded by friendly neighbours in a welcoming community. The condominium building has undergone recent updates, including fresh paint and flooring, ensuring a modern and comfortable living space.

Additionally, enjoy the convenience of an underground parking stall and storage unit, as well as access to the Fitness Centre in the Main Building, Copperwood One.

If you're searching for a conveniently located condominium with plenty of living space and a friendly atmosphere, this unit is the perfect fit for you. Schedule a viewing today and



envision yourself calling this inviting corner unit  
your new home.

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2110833      |
| Price          | \$359,900     |
| Sold Price     | \$360,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 903           |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 402, 4 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C 2Z1                    |

**Amenities**

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Party Room, Storage |
| Parking Spaces | 1                                                                           |
| Parking        | Titled, Underground                                                         |

**Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | High Ceilings, Walk-In Closet(s)                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | In Floor                                                                    |

|                 |      |
|-----------------|------|
| Cooling         | None |
| Fireplace       | Yes  |
| # of Fireplaces | 1    |
| Fireplaces      | Gas  |
| # of Stories    | 4    |

## Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | Balcony       |
| Construction      | Brick, Stucco |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Date Sold      | March 4th, 2024     |
| Days on Market | 4                   |
| Zoning         | M-C2 d142           |
| HOA Fees       | 0.00                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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