

\$599,000 - 206, 6 Hemlock Crescent Sw, Calgary

MLS® #A2111695

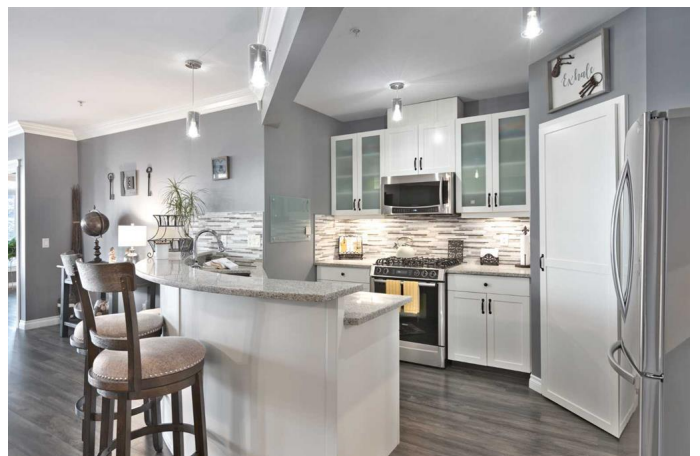
\$599,000

2 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to a realm of unparalleled LUXURY nestled in the vibrant heart of Spruce Cliff, an esteemed community gracing Calgary's prestigious South-West quadrant. Here, in the midst of verdant landscapes and urban sophistication, stands a 1388 sq ft condominium, a beacon of refined living and contemporary ELEGANCE. Offering 2 BEDS + 2 BATHS + 2 TITLED UNDERGROUND PARKING STALLS + 2 STORAGE UNITS, this residence epitomizes the EPITOME of modern comfort and style. The open floor plan beckons, effortlessly blending the kitchen, dining, and living areas into a HARMONIOUS sanctuary for everyday living and gracious entertaining. One of the crowning jewels of this condominium is its EXPANSIVE wrap-around balcony, a serene OASIS offering PANORAMIC vistas of the surrounding natural splendor. Step inside, and be greeted by a symphony of LUXURIOUS touches and refined finishes. Dark wood LUXURY VINYL flooring stretches across the expanse, a timeless foundation upon which the rest of the space unfolds. The walls, adorned in a palette of understated elegance, serve as a backdrop for the unfolding drama of daily life. The kitchen, a CULINARY HAVEN fit for the most discerning epicurean, beckons with its sleek lines and modern amenities. Updated stainless steel appliances stand as testaments to both form and function, while PRISTINE white shaker cabinetry offers ample storage space for every culinary need. A stunning



backsplash, intricately designed and artfully executed, serves as a focal point, infusing the space with a sense of WHIMSY & CHARM. Adjacent to the dining area lies the entrance to the second bedroom, a versatile space offering endless possibilities. Whether utilized as a home office/gym or transformed into a welcoming guest retreat for visiting loved ones, this room embodies the essence of modern flexibility and convenience. A conveniently located 3-piece guest bath stands ready to accommodate. Down the hall from the main entrance, a discreet doorway grants access to the in-suite laundry facilities, seamlessly blending utility with elegance. The living hall, a corridor of possibilities and hidden wonders, leads to a set of French doors unveiling the luxurious PRIMARY RETREAT that offers a private escape from the cares of the world, a haven of comfort and tranquility. With access to the EXPANSIVE BALCONY just beyond its doors, residents are invited to bask in the splendor of nature. The primary ensuite offers a luxurious escape from the rigors of daily life. Luxurious dual vanities with granite countertops, spa soaker tub, spacious shower & HUGE walk-in closet are meticulously crafted and elegantly appointed. Nestled in a quiet INNER-CITY neighborhood, this condo provides easy access to parks, the downtown core, schools, restaurants, public transit, the Shaganappi Golf Course, and many more amenities. Don't miss out on the opportunity to experience the elegance and tranquility of this remarkable condo. CALL TODAY to book your PRIVATE TOUR!!

Built in 2007

Essential Information

MLS® #	A2111695
Price	\$599,000
Sold Price	\$590,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	206, 6 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, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2024
Date Sold	March 20th, 2024
Days on Market	18
Zoning	M-C2 d142
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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