

# \$349,900 - 318, 2 Hemlock Crescent Sw, Calgary

MLS® #A2112075

**\$349,900**

2 Bedroom, 2.00 Bathroom, 757 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this beautiful 2 bedroom, located in the Copperwood III building! Nestled in the heart of Spruce Cliff, this stunning 2 bedroom, 2 bath condo boasts an abundance of natural light and .

Upon entering, you'll be greeted by a spacious and airy living area, illuminated by large windows catching that sunny southern exposure. The open concept layout seamlessly connects the living room, dining area, and kitchen, creating the perfect space for entertaining guests or simply unwinding after a long day.

Retreat to the primary bedroom, complete with an ensuite bath and a walk-thru closet. The second bedroom is equally inviting, offering plenty of space for guests or a home office.

Additional highlights of this exceptional condo include vinyl floors throughout, in-unit laundry facilities, and titled parking. Residents of the Copperwood III building also enjoy access to a range of amenities, including a fitness center, fireplace room for entertaining and carwash bay/workshop.

Conveniently located just steps away from the entrance to the bow river pathways, Westbrook Mall, and the Westbrook LRT station, this condo offers the perfect blend of urban convenience and modern comfort. Don't miss your chance to make this your new Home



Sweet Home! Schedule a showing today and experience luxury living at its finest. Call your favorite realtor and come check it out today!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2112075    |
| Price          | \$349,900   |
| Sold Price     | \$350,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 757         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 318, 2 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3Z 2Z2                    |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                           |
| Parking        | Stall, Underground                                                                          |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, Open Floorplan, Recreation Facilities |
| Appliances        | Dishwasher, Gas Range, Washer/Dryer Stacked, Window Coverings      |
| Heating           | In Floor, Fireplace(s)                                             |

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

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt/Gravel  |
| Construction      | Brick, Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 7th, 2024  |
| Date Sold      | March 21st, 2024 |
| Days on Market | 14               |
| Zoning         | M-C2 d142        |
| HOA Fees       | 0.00             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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