

\$375,000 - 316, 2 Hemlock Crescent Sw, Calgary

MLS® #A2117447

\$375,000

2 Bedroom, 2.00 Bathroom, 780 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Enjoy the abundant sunlight throughout the day with south and southwest-facing views from your spacious balcony, BBQ for entertaining next to the backdrop of mature trees overlooking an expansive green space. This perfect location offers proximity to downtown, scenic walking paths (Douglas Fir Trail is a fav!), and a public golf course, making it ideal for all. The modern kitchen boasts a convenient one-level island and an upgraded appliance package including a gas stove and new fridge. Flooded with natural light, this unit is adorned with new light fixtures, including pot lights, creating an inviting ambiance. The layout positions the bedrooms on opposite ends of the unit, allowing for privacy and comfort. A separate dining area, accommodating a table for six, seamlessly flows into the living room, offering an ideal space for entertaining guests. The versatile second bedroom can serve as a guest room, craft room, or home office, catering to various lifestyle needs. The primary bedroom features a fully refreshed ensuite bathroom with dual closets, ensuring ample storage space. Additional amenities include in-suite laundry, in-floor heating, underground parking, and ample street parking for guests. A secure storage locker is conveniently located in the parkade, while the garbage room and elevator are adjacent to the unit for added convenience. Residents also have access to the amenities building, which includes a huge exercise room and party room. Within a 5-10



minute walk, you'll find the C-train station, public library, and Westbrook Mall, housing Walmart and Safeway for your shopping convenience. The unit also comes with a titled parking stall. Ample visitor parking too!

Built in 2008

Essential Information

MLS® #	A2117447
Price	\$375,000
Sold Price	\$413,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	780
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	316, 2 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Z1

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Park, Parking, Party Room, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Close to Clubhouse, Few Trees, Lawn, Landscaped, Level
Construction	Asphalt, Concrete, Stucco, Wood Frame

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 10th, 2024
Days on Market	13
Zoning	M-C2 d142
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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