

\$400,000 - 203, 4 Hemlock Crescent Sw, Calgary

MLS® #A2142403

\$400,000

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.00 Acres

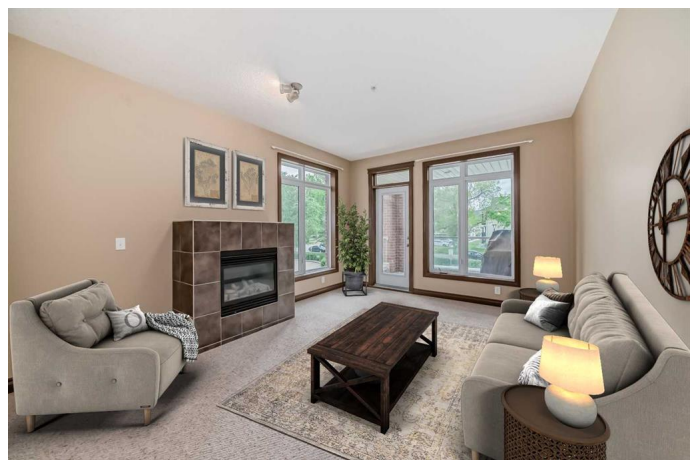
Spruce Cliff, Calgary, Alberta

****Stunning 2-Bedroom Condo in Spruce Cliff****

Experience the perfect blend of sun-drenched living and an active lifestyle in this beautiful 2-bedroom, 2-bathroom condo in Spruce Cliff. This south-facing unit features expansive windows, flooding the open-concept living area with natural light—ideal for both relaxation and entertaining.

Conveniently located, you can walk or bike to the nearby CTrain station for a quick commute downtown. Outdoor enthusiasts will love having Shaganappi Golf Course just steps away. Westbrook Mall and 17th Ave with all the variety of shops and restaurants, the public library all within walking distance. Nature lovers will appreciate the close proximity to Douglas Fir Trail, Edworthy Park, and the majestic Bow River.

Each of the two bedrooms offers ample closet space. With the primary bedroom featuring an ensuite bathroom with oversized bathtub a stand up shower and two sinks plus a walk-in closet. This kitchen boasts an abundance of counter space and storage, complemented by an eat-up bar that overlooks the dining room, perfect for both cooking and entertaining. The light-filled living area, complemented by a cozy fireplace, provides a perfect space to unwind. The amenity-rich building caters to all your needs: enjoy the well-equipped 24/7 fitness center, host gatherings in the vibrant activity center, and take advantage of the underground titled parking stall, complete with



an on-site car wash bay. Secure your belongings with assigned storage lockers and bike storage.

This condo is perfect for those seeking a bright, spacious, and active lifestyle. Don't miss out on this incredible opportunity!

Built in 2008

Essential Information

MLS® #	A2142403
Price	\$400,000
Sold Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	203, 4 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Z1

Amenities

Amenities	Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco, Wood Frame

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 28th, 2024
Days on Market	8
Zoning	M-C2 d142
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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