# \$535,000 - 204, 8 Hemlock Crescent Sw, Calgary

MLS® #A2193108

## \$535,000

2 Bedroom, 2.00 Bathroom, 1,424 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Located in the well sought-after Copperwood building, this spacious single-level condo offers over 1,400 sq ft of comfortable living space with great views of the Shaganappi Golf Course and surrounding green spaces. The well-designed floor plan features 9-ft ceilings, hardwood flooring, and a seamless flow between the kitchen, dining, and living areas. The kitchen is equipped with a large island and stainless steel appliances, living room has gas fireplace and leads out to a large wrap-around balcony with a great view. The primary bedroom includes a walk-in closet and a 4-piece ensuite with a soaker tub and separate shower. Additional highlights include a large office/den, tiled bathrooms, entryway, and in-suite laundry. This condo also comes with a titled underground heated parking stall and a separate storage locker. Ideally located in a quiet area next to biking and walking paths, it offers convenient access to downtown, the LRT, Westbrook Shopping Centre, and 17th Ave. Book your viewing today!







Built in 2007

## **Essential Information**

MLS® # A2193108 Price \$535,000 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,424

Acres 0.00

Year Built 2007

Type Residential

Sub-Type Apartment

Style Apartment

Status Active

# **Community Information**

Address 204, 8 Hemlock Crescent Sw

Subdivision Spruce Cliff

City Calgary

County Calgary

Province Alberta

Postal Code T3C2Z1

#### **Amenities**

Amenities Elevator(s), Fitness Center, Secured Parking, Snow Removal, Storage,

Trash, Visitor Parking

Parking Spaces 1

Parking Titled, Underground

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Stacked

Heating In Floor

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Brick, Stucco, Wood Frame

#### **Additional Information**

Date Listed February 13th, 2025

Days on Market 63

Zoning M-C2

HOA Fees 914

HOA Fees Freq. MON

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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