

# \$259,900 - 214, 2 Hemlock Crescent Sw, Calgary

MLS® #A2257624

**\$259,900**

1 Bedroom, 1.00 Bathroom, 529 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome Home! Beautiful 1 bedroom, 1 bath, West facing condo in the desirable neighbourhood of Spruce Cliff! This second floor unit overlooking a green space boasts privacy and filtered shade created from the towering trees that are found in abundance on the immaculately kept grounds of Copperwood. Featuring a bright open floorplan with tall ceilings, soft neutral colour palate, cozy gas fireplace and in-suite laundry. The open galley style kitchen with newer stainless steel appliances, showcases maple cabinets, stylish grey tile backsplash, newer lighting and a curved breakfast bar. Find oversized windows that allow for plenty of natural light, dual closets in the large bedroom, plus a convenient cheater door to the 4pc bathroom. Copperwood is a well maintained quiet community, offering a fitness room, party room, visitor parking, car wash bay, assigned storage locker, bike storage . Fantastic location close to downtown with every amenity nearby! Walking distance to shopping, restaurants and the LRT, steps to Bow river pathways and Shaganappi Golf Course. This property is move-in ready and a must-see.

Built in 2008

## Essential Information

MLS® # A2257624

Price \$259,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 529               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 214, 2 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, Parking, Party Room, Recreation Facilities |
| Parking Spaces | 1                                                                                                  |
| Parking        | Assigned, Stall                                                                                    |

### **Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Vinyl Windows                                                   |
| Appliances        | Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                          |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas, Living Room, Glass Doors                                                                  |
| # of Stories      | 4                                                                                              |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Asphalt Shingle       |

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 46                   |
| Zoning         | M-C2 d142            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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