

# \$265,000 - 214, 2 Hemlock Crescent Sw, Calgary

MLS® #A2257624

**\$265,000**

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                     \$265,000



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	Elevator(s), Fitness Center, Parking, Party Room, Bicycle Storage, Car Wash, Recreation Facilities
Parking Spaces	1
Parking	Stall, Assigned

### **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	1
Zoning	M-C2 d142

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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