

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

MLS® #A2193108

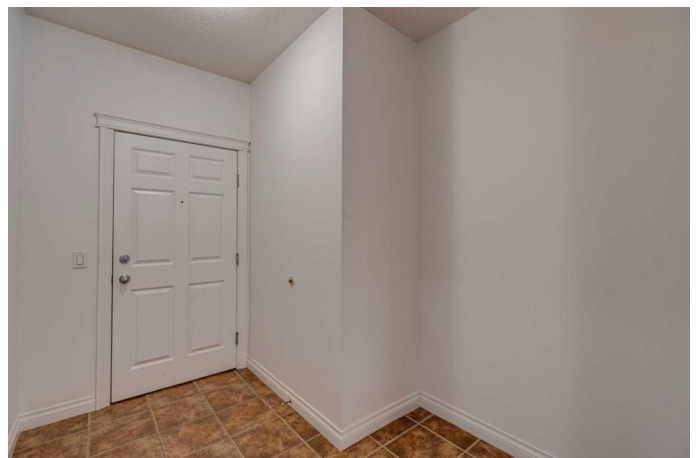
**\$535,000**

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 49  
Zoning M-C2  
HOA Fees 914  
HOA Fees Freq. MON

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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