

# \$299,900 - 301, 4 Hemlock Crescent Sw, Calgary

MLS® #A2203404

**\$299,900**

1 Bedroom, 1.00 Bathroom, 642 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Fabulous 1 bedroom condo apartment. Enjoy 642 sq ft of spacious single level living. Located in walking distance to C-Train, shopping at Westgate centre and just minutes to downtown. Enjoy the handy pathway systems down to the river and Edworthy park. Very easy to cycle to inner city from this location. Open floorplan with all the best features for a lovely home like this, raised breakfast bar, stainless steel appliances, light maple cabinets, large living room with a corner gas fireplace, double French patio doors leading to the balcony which spans 20 feet across the unit. Primary bedroom also has matching double French doors leading to the west facing balcony and features a gas line for your BBQ. Nice size primary bedroom with a very large walk-in closet and four-piece ensuite bath. Flooring is laminate, ceramic tile and carpeting. In unit laundry room with added storage space (exterior storage locker as well). Located on the third level, this unit is very secure and only steps away from the elevator for your convenience. Enjoy the heated underground parking stall and underground carwash bay. Stylish decor throughout. Workout facility in the association as well! Do not miss this one!

Built in 2007

## Essential Information

MLS® #

A2203404



Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	642
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	301, 4 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

### **Amenities**

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Secured Parking, Visitor Parking, Recreation Facilities, Recreation Room
Parking Spaces	1
Parking	Heated Garage, Parkade, See Remarks, Underground
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Track Lighting, Vinyl Windows, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4

### **Exterior**

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

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	17
Zoning	M-C2

### **Listing Details**

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.