

# \$300,000 - 407, 2 Hemlock Crescent Sw, Calgary

MLS® #A2243427

**\$300,000**

1 Bedroom, 1.00 Bathroom, 685 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Wake up to park views and step onto Douglas Fir Trail â€” one of Calgaryâ€™s most scenic inner-city pathways â€” right from your door. This TOP-FLOOR one-bedroom plus den condo features 10' CEILINGS, hardwood floors and IN-FLOOR HEATING throughout. FRESHLY PAINTED in neutral tones, the renovated kitchen includes Samsung stainless steel appliances (2.5 years old), pull-out shelving, and upgraded fixtures. The open living and dining areas are framed by oversized windows and a corner gas fireplace, leading to an EXTRA LARGE BALCONY overlooking GREEN SPACE. The primary bedroom offers generous closet space, while the den adds flexibility for a home office or storage. A titled underground parking stall and assigned storage locker are included. Residents enjoy access to a FITNESS CENTRE, event space, and CAR WASH BAY, with a healthy reserve fund and well-maintained common areas. Minutes to shopping, restaurants, transit, and downtown, this home combines inner-city convenience with a rare park-side setting. A unique opportunity you wonâ€™t want to miss. Book your showing today.

Built in 2008

## Essential Information

MLS® #                   A2243427

Price                     \$300,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 685               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 407, 2 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3C 2Z1                    |

### **Amenities**

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Other, Parking, Party Room, Recreation Room, Trash |
| Parking Spaces | 1                                                                                         |
| Parking        | Heated Garage, Underground, Secured                                                       |

### **Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                         |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                                               |
| 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    | July 31st, 2025 |
| Days on Market | 6               |
| Zoning         | M-C2 d142       |
| HOA Fees Freq. | MON             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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