

# \$299,000 - 108, 6 Hemlock Crescent Sw, Calgary

MLS® #A2207596

## \$299,000

1 Bedroom, 1.00 Bathroom, 750 sqft

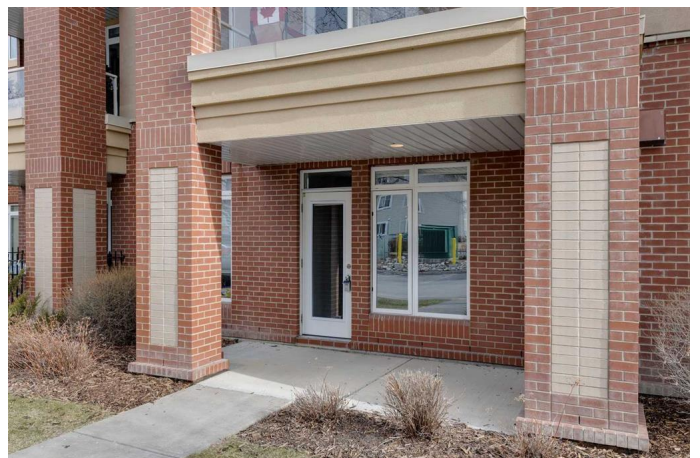
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Discover the charm of this stunning main floor condo, designed with an open floor plan that seamlessly integrates 1 bedroom with a versatile den area—ideal for work-from-home solutions. This unit provides easy access suited for those with mobility challenges and boasts BRAND NEW CARPET throughout, contributing to its welcoming ambiance in a lovely neighbourhood. The spacious kitchen is a culinary delight, featuring TILE flooring, Corian countertops, MAPLE cabinets, a breakfast bar, TILE backsplash, and stainless steel appliances. The inviting living room centers around a cozy NATURAL GAS fireplace, complete with a TILE surround and mantle, making it a perfect space for relaxation. Refresh in the beautifully appointed 4-piece bathroom, showcasing TILE flooring, a bath/shower combo, MAPLE cabinets, and a convenient linen closet. The den area enhances your lifestyle with a built-in desk and ample space ideal for a productive work-at-home environment.

**BONUS FEATURES:** Enjoy the convenience of in-suite laundry, generous in-suite storage, and the added benefits of a TITLED underground parking spot and an assigned storage locker.

**BUILDING AMENITIES:** Residents appreciate access to bike storage, a car wash bay, and the vibrant Copperclub, which includes a library, kitchen, party room with a natural gas fireplace, a stunning patio, and a fitness room. Situated on the main floor beside the building



entrance, this unit is perfectly positioned for easy deliveries and optimal accessibility. Ideally located, you're just a stone's throw from Shaganappi Golf Course, within walking distance to Westbrook Mall, and near scenic walking paths and public transportation. Experience the perfect blend of style, convenience, and community in a location that offers so much. Schedule your viewing today to see all this remarkable unit and vibrant neighbourhood have to offer!

Built in 2007

**Essential Information**

MLS® #	A2207596
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	750
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	108, 6 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

**Amenities**

Amenities	Bicycle Storage, Fitness Center, Party Room, Recreation Room, Visitor Parking
Parking Spaces	1

Parking	Parkade, Underground
---------	----------------------

## Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Lighting
Construction	Brick

## Additional Information

Date Listed	April 8th, 2025
Days on Market	10
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.