

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

MLS® #A2207596

## \$299,000

1 Bedroom, 1.00 Bathroom, 750 sqft

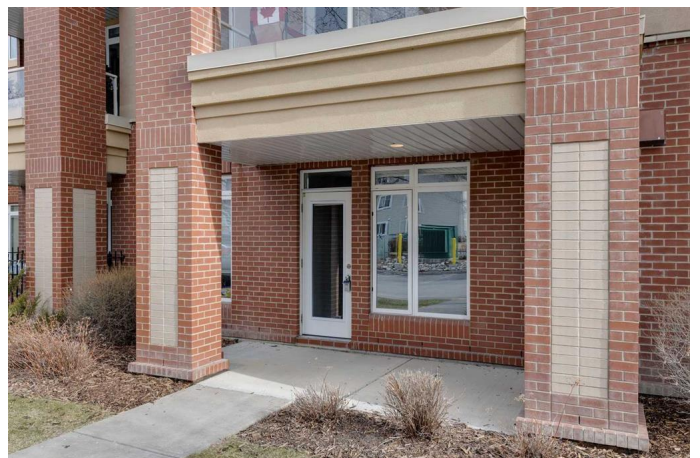
Residential on 0.00 Acres

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
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## 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	9
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX Realty Professionals
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