

# \$425,000 - 107, 6 Hemlock Crescent Sw, Calgary

---

MLS® #A2216790

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Exceptional 2 BEDROOM, 2 BATHROOM condo with HEATED UNDERGROUND PARKING just off the GOLF COURSE in the sought-after community of Spruce Cliff.

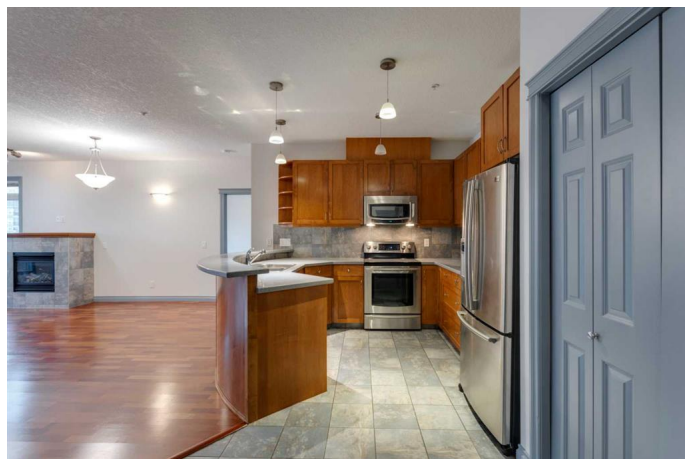
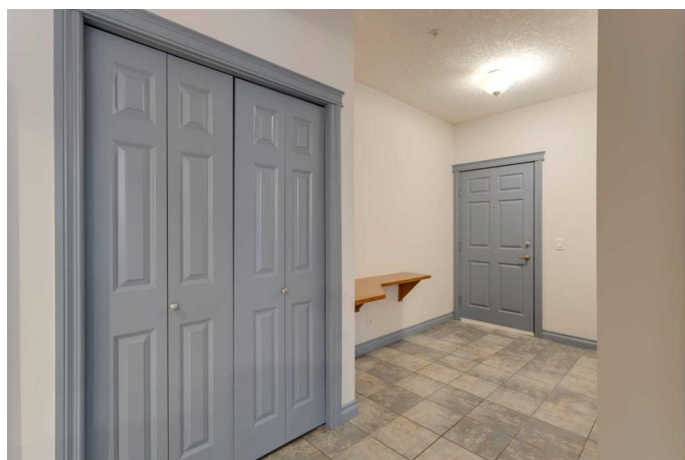
Entering the unit, you will be greeted by engineered hardwood flooring and 9-foot ceilings throughout the open floor plan. The kitchen boasts a Stainless-Steel appliance package, raised wood cabinetry, under cabinet lighting, tile backsplash, and a massive breakfast bar which is a must for entertaining. The kitchen perfectly connects to the dining area and overlooks the living room with a cozy gas fireplace and South facing patio with BBQ gas line. Both bedrooms have brand new carpet, and the entire unit has been freshly painted from top to bottom. The intimate master bedroom has, bright windows with blackout blinds, luxurious 5-piece ensuite, a large soaker tub, & a walk-in closet that will be the envy of all your friends. The guest bedroom has large South facing windows with blackout blinds and a separate bathroom. The TITLED UNDERGROUND PARKING and the ADDITIONAL STORAGE UNIT adds to this already perfect home. Book a showing today.

Built in 2007

## Essential Information

MLS® #                      A2216790

Price                        \$425,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,067
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	107, 6 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

### **Amenities**

Amenities	Elevator(s), Parking, Snow Removal
Parking Spaces	1
Parking	Heated Garage, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	High Ceilings, No Smoking Home
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
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle

Construction	Brick, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	20
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.