

# \$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	1
Zoning	M-C2 d142
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Real Broker
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