

# \$499,000 - 104, 8 Hemlock Crescent, Calgary

MLS® #A2258180

**\$499,000**

2 Bedroom, 2.00 Bathroom, 1,192 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Experience serene living in this beautifully renovated 2-bedroom, 2 bathroom walk-out condo backing directly onto Shaganappi Point Golf Course. Wrap around floor to ceiling windows showcase stunning views of the fairway, Bow River and downtown, while rich walnut hardwood floors flow through a modern, open, airy layout. The chef's kitchen impresses with granite counters, gas range, stainless steel appliances, peninsula breakfast bar, and ample cabinetry plus a pantry. Entertain with clear sight-lines to the dining area, then unwind by the fireplace in the cozy living room. Step onto the expansive wrap-around patio—perfect for summer barbecues or quiet evenings. This setting continues in the primary suite featuring a walk-in closet and spa-like ensuite with dual sinks, a deep soaker tub, and a separate shower. A second bedroom, full bathroom and in suite laundry are thoughtfully placed. Added conveniences include titled underground parking, as well as patio and assigned storage. Building amenities include a well equipped fitness centre, party room, bike storage, and more. All this in a prime location within walking distance to Shaganappi Point Golf Course, Westbrook Mall, public transit, Edworthy Park, off-leash dog areas, Bow River, Douglas Fir Trail and more. And, with major roadways nearby, access anywhere within and outside the city - from downtown to the Rocky Mountains - is quick and easy. Don't miss this rare opportunity to own a



stunning 2 bedroom, 2 bathroom walk out  
condo with unbeatable views in the heart of  
the city.

Built in 2007

### Essential Information

MLS® #	A2258180
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,192
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	104, 8 Hemlock Crescent
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

### Amenities

Amenities	Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Golf Course, Park, Parking, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground
# of Garages	1

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry,
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	Soaking Tub, Walk-In Closet(s), Recreation Facilities
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Tile
# of Stories	4

## Exterior

Exterior Features	Courtyard, Storage
Roof	Asphalt
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	September 18th, 2025
Zoning	M-C2 d142

## Listing Details

Listing Office	Real Estate Professionals Inc.
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