

\$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	8
Zoning	M-C2 d142
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
----------------	-------------

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