

# \$289,000 - 309, 10 Hemlock Crescent Sw, Calgary

MLS® #A2239645

## \$289,000

1 Bedroom, 1.00 Bathroom, 669 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

HOME SWEET HOME! Welcome to this stylish, exquisitely maintained, end unit condo in the highly sought-after SW community of Spruce Cliff! This spacious one bedroom, one bathroom unit on the third floor is the PERFECT OPPORTUNITY for first-time buyers, investors, or anyone looking to downsize into a peaceful, well-connected area. Step inside to an open-concept layout with a bright kitchen, dining, and living area featuring a beautiful corner gas fireplace, perfect for cozy nights in. The oversized bedroom includes a large walk-in closet and a 4-piece ensuite bathroom, offering a true retreat. Enjoy summer mornings or quiet evenings on your sunny and private balcony with gas hook up for your BBQ. There's also a convenient built-in desk nook, in-suite laundry, and in-suite storage to keep things organized. Bonus features include a TITLED, heated, underground parking stall and an assigned storage locker. The building itself offers fantastic amenities like a fully equipped gym, a recreation/party room, and plenty of outdoor space to enjoy. You're also just minutes from golf, shopping, transit, schools, green spaces, major roadways and more. This one checks all the boxes. Don't miss your chance to view this GEM, book your private viewing today!

Built in 2007

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2239645          |
| Price          | \$289,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 669               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 309, 10 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff                |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3C 2Z1                     |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Other, Parking, Recreation Room, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                             |
| Parking        | Heated Garage, Stall, Titled, Underground                                                     |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings                                                                                                            |
| Heating           | In Floor, Natural Gas                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                              |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                                                                                                |
| # of Stories      | 4                                                                                                                                                                              |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                                           |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Brick, Stucco, Wood Frame                                                                       |
| Foundation        | Poured Concrete                                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 18              |
| Zoning         | M-C2 d142       |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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