

105, 2 Hemlock Crescent SW
Calgary, Alberta

MLS # A2322904



\$349,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	766 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 529
LLD:	-
Zoning:	M-C2 d142
Utilities:	-

Inclusions: Grey tall cabinet in kitchen

Welcome to this beautifully appointed 766 sq. ft. condo offering 2 bedrooms, 2 bathrooms, and an exceptional location in desirable Spruce Cliff. Backing onto a peaceful treed green space adjacent to the Douglas Fir Trail, this home offers a rare combination of privacy and convenience. Enjoy two private outdoor spaces, perfect for morning coffee or relaxing at the end of the day. Inside, the thoughtfully designed floor plan maximizes space and functionality while providing plenty of natural light throughout. Nature lovers will appreciate the nearby Douglas Fir Trail and extensive pathway network, while golfers will love the close proximity to Shaganappi Golf Course. Located just 10 minutes from downtown, with easy access to shopping, restaurants, transit, and major roadways, this home offers the perfect balance of urban living and outdoor lifestyle. Additional features include a titled underground parking stall and private storage locker, along with outstanding amenities including a fitness room, party room and access to a car wash bay. A fantastic opportunity to enjoy one of Calgary's most sought-after locations while taking advantage of an exceptional lifestyle and amenities package.