

311, 2 Hemlock Crescent SW
Calgary, Alberta

MLS # A2338793



\$259,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	595 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, See Remarks, Treed, Undergro		

Heating:	Ceiling, In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, See Remarks, Stucco	Zoning:	M-C2 d142
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Smart Home		
Inclusions:	None		

This inner-city corner end unit gets two living room windows, on two different walls, so the room stays bright all day, while other interior units only get one. This unit features 9-foot ceilings, a corner gas fireplace, and a view out over the park and a walking trail leading down to the Bow River. Underfoot, in-floor radiant heat runs throughout the entire unit, a luxury most people only ever get in a bathroom, to keep you warm all winter. The kitchen boasts a large quartz island, with maple cabinetry and stainless steel appliances. The countertops and matching quartz backsplash went in new in 2025. The bedroom provides two closets and opens straight into the 4-piece bathroom through a cheater door. Then there's the part you won't find in most one-bedrooms at this price. The whole home runs on smart light switches, and the thermostat, the over-range microwave, and the combination smoke and carbon monoxide alarm are all smart too. Lights, heat, and safety, all from your phone, whether you're on the couch or halfway to the mountains. Step outside to the west-facing balcony featuring a gas line for your barbecue, and gas covered by your condo fees so you can grill all summer long while enjoying the views of the green space in the beautiful afternoon and evening light. Your car goes in a titled underground stall in the heated parkade, which also has a car wash bay and bike storage. Your assigned locker is in a secured storage room, and the Copper Club adds a fitness centre, party room, and guest suite for your use. Visitors can park on site and can stay overnight with the included placards. Transit is a 2-minute walk. The Westbrook LRT Station, Westbrook Mall, shopping, restaurants, the library, community centre, playground, and everyday services are all close by, as are the Bow River pathways and Shaganappi Point Golf Course. Downtown Calgary is only minutes

away. Move-in ready and an excellent opportunity for first-time buyers, professionals, investors, or anyone looking for convenient inner-city living. Don't miss out!