

# \$339,900 - 8103, 14 Hemlock Crescent Sw, Calgary

MLS® #A2246134

**\$339,900**

1 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Rarely does affordable apartment living mean you don't need to settle. No sacrifices here whether you're single, couple, downsizer or investor. 1) Privacy - your balcony faces SHAGANAPPI GOLF COURSE 2) Commute - Downtown (5 mins), LRT Station (2 mins) 3) Space - 925 sq ft, King-sized bedroom 4) PLAY - 17th Ave SW (6 mins), Golf Course (4 mins) 5) Nature - Edworthy Park (7 mins), Bow River Pathway (10 min bike). Shopping, restaurants, and entertainment is easily at your fingertips at WESTBROOK MALL (2 mins). When you enter your new IMMACULATE HOME, you'll immediately feel the expansiveness in the OPEN CONCEPT LAYOUT and ability to easily entertain guests. Imagine hosting your family/friends, while you prepare your newest culinary creation in your kitchen with updated STAINLESS STEEL APPLIANCES and corner pantry with BUILT-IN SHELVING and wine rack. Your guests are comfortably seated 6 at the dining table, 4 at the breakfast bar, and more on the full sectional in the huge living room. You are comforted by the thought of winding down later in your CORNER SOAKER TUB, and that your private bathroom doesn't need to be shared with an extra HALF BATHROOM for guests. A few of your inner circle are in town, and luckily they can stay in one of the rentable GUEST SUITES available. You're glad that you jumped on the opportunity to own in such a convenient complex with car wash bay, fitness centre,



workshop/craft room, and recreation room to name a few!

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246134          |
| Price          | \$339,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 926               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 8103, 14 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3C 2Z1                      |

### Amenities

|                |                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Recreation Room, Snow Removal, Storage, Trash, Car Wash, Gazebo |
| Parking Spaces | 1                                                                                                                                   |
| Parking        | Heated Garage, Parkade, Stall, Titled, Underground, Gated                                                                           |
| # of Garages   | 1                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------|
|                 | Closet(s)                                                                                     |
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Natural Gas, In Floor                                                                         |
| Cooling         | None                                                                                          |
| Fireplace       | Yes                                                                                           |
| # of Fireplaces | 1                                                                                             |
| Fireplaces      | Gas                                                                                           |
| # of Stories    | 4                                                                                             |
| Basement        | None                                                                                          |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                                |
| Lot Description   | Landscaped, Lawn, Level, Many Trees, Street Lighting, Treed, On Golf Course, Private |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Brick, Stucco, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 20               |
| Zoning         | M-C2 d129        |

## Listing Details

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

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