

# \$448,800 - 107, 4 Hemlock Crescent Sw, Calgary

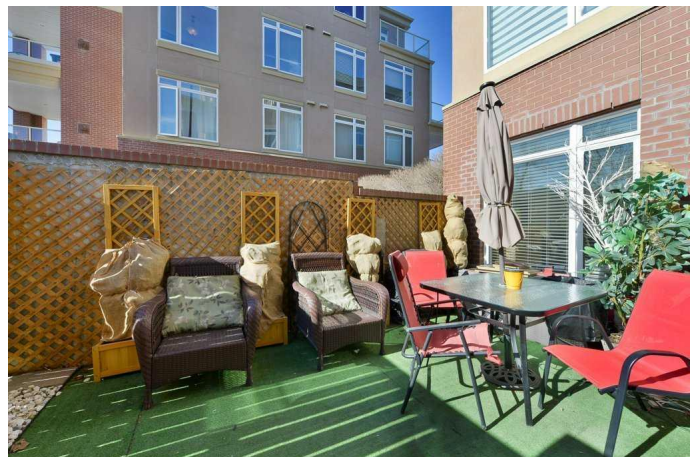
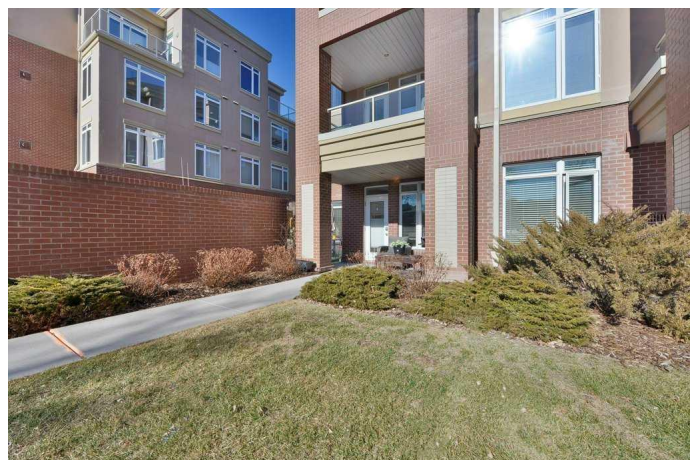
MLS® #A2199072

**\$448,800**

2 Bedroom, 2.00 Bathroom, 1,068 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Stunning 2 bedroom, 2 bathroom ground level, end unit with 2 outdoor spaces! A large green space leads directly to the covered patio with a gas line promoting warm weather barbeques. Adjacently, a low-maintenance side yard encourages time spent unwinding. Fenced and gated, this area is perfect for pets! A keypad entry allows for easy access through the patio doors with the added benefit of a phantom retractable screen. Inside is a gorgeous sanctuary with timeless finishes and high-end upgrades. Culinary explorations are inspired in the chef's dream kitchen featuring a gas stove, black stainless steel appliances, granite countertops and backsplash, undercabinet lighting, double sinks with a pull down Moen faucet, a large capacity garbage disposal and an expansive breakfast bar on the elegant curved peninsula island. Centering the open concept space is the large dining room, perfect for entertaining. Put your feet up and unwind on cool winter evenings in front of the gas fireplace in the inviting living room. This wonderful floor plan ideally has the main living spaces separating the bedrooms for ultimate privacy! Retreat to the primary bedroom with corner windows that only an end unit can provide. The 5-piece ensuite is an opulent escape complete with dual sinks, a deep soaker tub, an oversized shower and a large walk-in closet. Perfectly located on the other side of the unit is the second spacious bedroom conveniently next to the luxurious second bathroom with a Fiat enclosed steam



shower. Both bedrooms have new carpeting too! In-suite laundry with a front load washer and dryer further add to your comfort. Titled parking is found in the heated parkade with a handy car wash, bike storage and a separate storage locker. Residents enjoy the exclusive use of the Copper Club with amazing amenities that include a well-equipped fitness room and a large party room to gather with guests and neighbours. This outstanding complex is in a wonderful location with every amenity close by - schools, Westbrook Mall and the LRT Station are all within walking distance as is Edworthy Park, the off-leash dog park, the Bow River and the Douglas Fir Trail. Truly an unsurpassable location for this beautiful, move-in ready, high-end home!

Built in 2007

### **Essential Information**

MLS® #	A2199072
Price	\$448,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,068
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	107, 4 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3C 2Z1

### **Amenities**

Amenities Clubhouse, Elevator(s), Fitness Center, Secured Parking, Visitor Parking  
Parking Spaces 1  
Parking Heated Garage, Parkade, Titled, Underground

### **Interior**

Interior Features Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)  
Appliances Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating In Floor, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
# of Stories 4  
Basement None

### **Exterior**

Exterior Features BBQ gas line  
Roof Asphalt Shingle  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 6th, 2025  
Days on Market 34  
Zoning M-C2

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

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.