

\$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.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.