

# \$289,800 - 6202, 14 Hemlock Crescent, Calgary

MLS® #A2232272

**\$289,800**

1 Bedroom, 1.00 Bathroom, 671 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

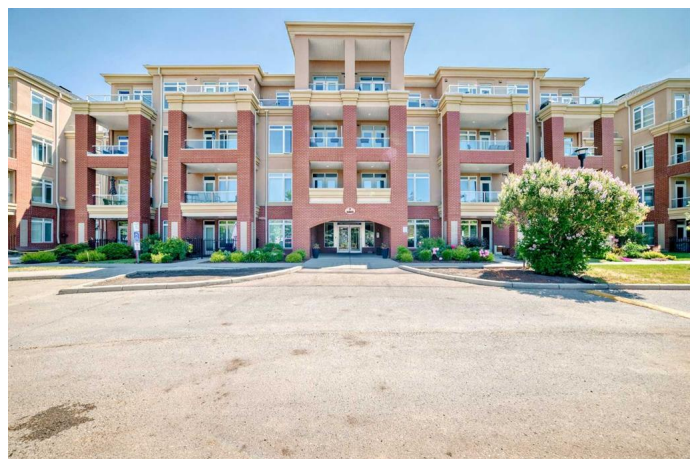
**\*See Remarks for Seller Special Offer\***

Gorgeous, move-in-ready executive condo—perfect for retirees, first-time home buyers, or savvy investors! This stylish and well-maintained unit features all-new stainless steel appliances, modern interior finishes, and thoughtful design throughout.

Enjoy luxury touches like 9-foot ceilings, a kitchen with new appliances and convenient breakfast bar, and a sunny west-facing balcony that's perfect for relaxing or entertaining. The spacious primary bedroom easily accommodates a king-size bed plus furniture and includes a walk-through closet leading to a private 4-piece ensuite bathroom. You'll love the in-suite laundry, warm corner fireplace, and access to a well-equipped recreation room with a full gym. The contemporary, neutral décor gives the home a clean and welcoming feel, ready for your personal touch.

Located just steps to the valley's scenic bike and running paths, C-Train station, and few minutes to downtown, this home offers unbeatable convenience and lifestyle. Whether you're looking to downsize, enter the market, or invest in a high-demand rental location, this property is an incredible value.

Take the Virtual Tour and Book Your Private Showing Today!



Built in 2004

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232272          |
| Price          | \$289,800         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 671               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6202, 14 Hemlock Crescent |
| Subdivision | Spruce Cliff              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3C 2Z2                   |

## Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Golf Course, Party Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                               |
| Parking        | Underground                                                                                     |

## Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Central                                             |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 1                                                   |
| Fireplaces        | Gas                                                 |
| # of Stories      | 4                                                   |

**Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Brick, Stucco, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 11              |
| Zoning         | M-C2 d129       |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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