

# \$279,800 - 6202, 14 Hemlock Crescent, Calgary

MLS® #A2232272

**\$279,800**

1 Bedroom, 1.00 Bathroom, 671 sqft

Residential on 0.00 Acres

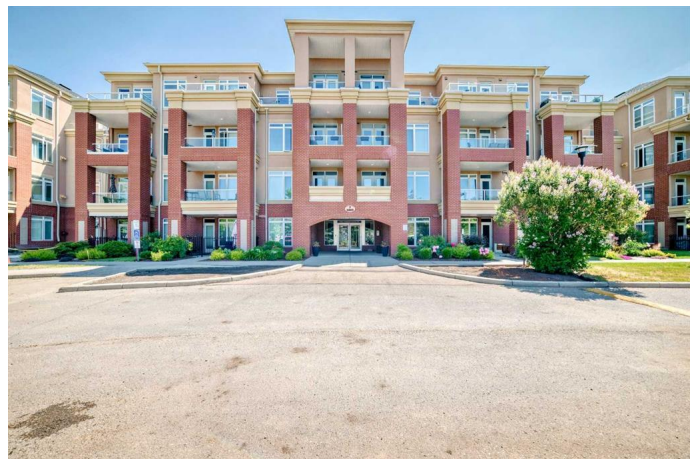
Spruce Cliff, Calgary, Alberta

**\*Priced to Sell\*** 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	\$279,800
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	32
Zoning	M-C2 d129

**Listing Details**

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

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.