

# \$399,900 - 308, 8 Hemlock Crescent Sw, Calgary

MLS® #A2230848

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Located adjacent to the Shaganappi Point Golf Course and nestled quietly on a crescent which enjoys immediate access to Douglas Fir Trail, and Quarry Road Trail, both of which connect to the Bow River Pathway and access to Calgary's vast pathway system. Walk or bike downtown with ease or hop on the C-train. This 2-bedroom, 2-bathroom home is located on the third floor and has a south facing balcony. The entire home has in-floor radiant heat throughout, a very thoughtful characteristic of this building. The bedroom set-up is such that each bedroom is separated by the living room (not side-by-side), which is preferred by many for privacy. The primary bedroom is equipped with a large soaker tub and a walk-in closet. The living room area is open to the kitchen, which allows for the light from the south to flow through the home. A gas fireplace with tile facing and a large mantle is located in the living room and provides comfort and warmth in the winter months. The kitchen has a raised counter-top, which is great if you want additional seating, a tiled floor, a pantry, and a lighter maple wood cabinetry. Just off the entryway there is a separate room for laundry, including a sink, and extra storage. Copperwood III has fob access to amenities, a buzzer system for the main entry, CCTV surveillance, a heated underground parking and garage ramp. Amenities include a carwash bay in the underground, storage rooms with assigned storage lockers, and the Copper Club Amenity



Center which has a fitness room, and owners lounge. This is a special location, and one of the favorite floorplans and is available as soon as August 2025 for move-in.

Built in 2007

**Essential Information**

MLS® #	A2230848
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	308, 8 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Z1

**Amenities**

Amenities	Fitness Center, Party Room, Snow Removal, Visitor Parking, Car Wash, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Heated Garage, Secured, Stall, Titled, Underground, On Street
# of Garages	1

**Interior**

Interior Features	Breakfast Bar, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
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Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	In Floor, Natural Gas
Cooling	Window Unit(s), Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Roof	Membrane
Construction	Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	40
Zoning	M-C2 d142

## Listing Details

Listing Office	RE/MAX Realty Professionals
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