

# \$499,000 - 104, 8 Hemlock Crescent, Calgary

MLS® #A2258180

**\$499,000**

2 Bedroom, 2.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Experience serene living in this beautifully renovated 2-bedroom, 2 bathroom walk-out condo backing directly onto Shaganappi Point Golf Course. Wrap around floor to ceiling windows showcase stunning views of the fairway, Bow River and downtown, while rich walnut hardwood floors flow through a modern, open, airy layout. The chef's kitchen impresses with granite counters, gas range, stainless steel appliances, peninsula breakfast bar, and ample cabinetry plus a pantry. Entertain with clear sight-lines to the dining area, then unwind by the fireplace in the cozy living room. Step onto the expansive wrap-around patio—perfect for summer barbecues or quiet evenings. This setting continues in the primary suite featuring a walk-in closet and spa-like ensuite with dual sinks, a deep soaker tub, and a separate shower. A second bedroom, full bathroom and in suite laundry are thoughtfully placed. Added conveniences include titled underground parking, as well as patio and assigned storage. Building amenities include a well equipped fitness centre, party room, bike storage, and more. All this in a prime location within walking distance to Shaganappi Point Golf Course, Westbrook Mall, public transit, Edworthy Park, off-leash dog areas, Bow River, Douglas Fir Trail and more. And, with major roadways nearby, access anywhere within and outside the city - from downtown to the Rocky Mountains - is quick and easy. Don't miss this rare opportunity to own a



stunning 2 bedroom, 2 bathroom walk out  
condo with unbeatable views in the heart of  
the city. (id:6289)

Built in 2007

**Essential Information**

Listing #	A2258180
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,192
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	104, 8 Hemlock Crescent
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	T3C2Z1

**Amenities**

Amenities	Golf Course, Park, Playground, Schools, Shopping, Clubhouse, Exercise Centre, Recreation Centre
Features	Closet Organizers, Parking
Parking Spaces	1
Parking	Underground

**Interior**

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Hot Water, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

## Exterior

Exterior	Brick, Stucco
Construction	Wood frame

## Listing Details

Listing Office	Real Estate Professionals Inc.
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Listing information last updated on October 14th, 2025 at 7:16am PDT