



GRASSROOTS
REALTY GROUP

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**6202, 14 Hemlock Crescent
Calgary, Alberta**

MLS # A2232272



\$289,800

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	671 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d129
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions:	N/A
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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!