



GRASSROOTS
REALTY GROUP

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**309, 10 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2239645



\$289,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	669 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Level, Low Maintenan		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d142
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Black curtains and curtains rod in living room.		

HOME SWEET HOME! Welcome to this stylish, exquisitely maintained, end unit condo in the highly sought-after SW community of Spruce Cliff! This spacious one bedroom, one bathroom unit on the third floor is the PERFECT OPPORTUNITY for first-time buyers, investors, or anyone looking to downsize into a peaceful, well-connected area. Step inside to an open-concept layout with a bright kitchen, dining, and living area featuring a beautiful corner gas fireplace, perfect for cozy nights in. The oversized bedroom includes a large walk-in closet and a 4-piece ensuite bathroom, offering a true retreat. Enjoy summer mornings or quiet evenings on your sunny and private balcony with gas hook up for your BBQ. There's also a convenient built-in desk nook, in-suite laundry, and in-suite storage to keep things organized. Bonus features include a TITLED, heated, underground parking stall and an assigned storage locker. The building itself offers fantastic amenities like a fully equipped gym, a recreation/party room, and plenty of outdoor space to enjoy. You're also just minutes from golf, shopping, transit, schools, green spaces, major roadways and more. This one checks all the boxes. Don't miss your chance to view this GEM, book your private viewing today!