



GRASSROOTS
REALTY GROUP

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**407, 2 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2243427



\$300,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	685 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d142
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Wake up to park views and step onto Douglas Fir Trail — one of Calgary's most scenic inner-city pathways — right from your door. This TOP-FLOOR one-bedroom plus den condo features 10' CEILINGS, hardwood floors and IN-FLOOR HEATING throughout. FRESHLY PAINTED in neutral tones, the renovated kitchen includes Samsung stainless steel appliances (2.5 years old), pull-out shelving, and upgraded fixtures. The open living and dining areas are framed by oversized windows and a corner gas fireplace, leading to an EXTRA LARGE BALCONY overlooking GREEN SPACE. The primary bedroom offers generous closet space, while the den adds flexibility for a home office or storage. A titled underground parking stall and assigned storage locker are included. Residents enjoy access to a FITNESS CENTRE, event space, and CAR WASH BAY, with a healthy reserve fund and well-maintained common areas. Minutes to shopping, restaurants, transit, and downtown, this home combines inner-city convenience with a rare park-side setting. A unique opportunity you won't want to miss. Book your showing today.