



GRASSROOTS
REALTY GROUP

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**3601, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2268622

\$315,900



Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: n/a

Wake up to the morning sun and serene golf course views in this beautifully appointed one bedroom plus den condo in a concrete building on the 6th floor with 10 ft ceilings, south sun, and air conditioning, what more could you ask for!? The open concept floor plan with newer paint and extra large windows is bathed in natural light, creating a warm and inviting atmosphere throughout. Upgraded finishings include beautiful cherry hardwood flooring and a tiled bathroom with in floor heating. The spacious kitchen features upgraded granite countertops, elegant maple cabinetry, and newer stainless steel appliances, perfect for everyday culinary enjoyment. A large breakfast bar offers a casual dining option and a great space for entertaining. The layout flows seamlessly into the dining and living area, where a soothing gas fireplace anchors the room, providing comfort and ambiance after a long day. Expansive windows frame the picturesque golf course, bringing the outdoors in. The primary suite is a private retreat with walk through closets and a four piece cheater ensuite complete with a soaker tub, walk in shower, and a granite topped vanity with a vessel sink. A versatile den at the front of the unit offers the ideal setup for a home office or guest space and easily accommodates a wardrobe and Murphy bed for visitors. The in suite laundry with front load washer and dryer adds everyday convenience, along with extra storage inside and a separate storage locker in parking area. Enjoy the perfect blend of comfort, functionality, and natural beauty, your morning coffee has never come with a better view. Relax on your oversized balcony and take in the uninterrupted views of Shaganappi Golf Course, the perfect spot to start or end your day. Enjoy the convenience of a titled parking stall and separate storage, along with access to a well equipped gym, stylish party room,

recreation area, car wash bay, workshop, and comfortable guest suites for out of town visitors, all part of a well managed building with reasonable condo fees! With quick access to downtown, the LRT, and public transportation, experience the best of central living in Spruce Cliff where urban convenience meets peaceful surroundings. A must to see and own, Call today!!