



**GRASSROOTS**  
REALTY GROUP

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106, 6 Hemlock Crescent SW  
Calgary, Alberta

MLS # A2269175



**\$429,000**

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,427 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	-	Condo Fee:	\$ 902
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d142
Foundation:	-	Utilities:	-
Features:	Granite Counters, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Main floor condo featuring two spacious primary suites! This ground-level unit offers exceptional accessibility with direct access from your private covered patio to the greenspace behind the building. Each primary bedroom includes its own luxurious 5-piece ensuite with a soaker tub and double sinks, making it ideal for guests or shared living. The open-concept kitchen features granite countertops, slate flooring, a breakfast bar, pantry, and stainless steel appliances, flowing seamlessly into the dining and living areas. A versatile flex room provides space for an office, den, or extra storage, while the laundry area is conveniently tucked into the powder room. Two titled underground heated parking stalls and an additional storage unit are included. Residents also enjoy access to fantastic amenities including a fitness center, car wash bay, guest suite, and clubhouse. With Shaganappi Golf Course, the LRT, and Westbrook Shopping Centre just minutes away, this home offers the perfect mix of comfort, convenience, and maintenance-free living.