



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3803, 24 Hemlock Crescent SW
Calgary, Alberta

MLS # A2275095



\$625,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,462 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Insulated, Owned, Parkade, Secured, Stall, Titled, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,075
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

PANORAMIC unobstructed views of the city while overlooking treetops of the Shaganappi Golf Course from this stunning condo. +1462 SQ FT of versatile space. Only 6 units comprise the 8th floor. Unit features 2 large Bedrooms, 2 full Bathrooms, built in desk, chef inspired kitchen, granite counters, full ceiling height cabinetry, a breakfast bar, high-end stainless steel appliances, gas stove top and a new range hood fan. Owners upgraded washer/dryer machine to a more efficient combination unit. Accentuated by large surrounding windows at every step add tons of natural light to provide an awe inspiring view from every direction throughout entire property. Primary has a luxurious 5pc en-suite with a large glass enclosed shower, corner soaker tub and 2 lovely granite vanities. Entertainers delight, huge patio (~13' x 14') with a natural gas hook up for the BBQ. Further features include knockdown ceilings, upgraded lighting, built in speaker system, upgraded underlay and ceramic tile. TWO titled underground heated parking stalls, storage in parkade and comfortable central A/C. Building amenities include a fitness facility, guest suite, party room, recreation area, bike storage, car wash & craft/wood working area in the parkade. Turn key condo is located close to numerous amenities, shopping, parks, schools, easy access to downtown via Bow Trail or a few blocks to the C-train or public golf course! Don't miss this one. Rarely do these sub-penthouses become available. Call to see today!