



**209, 8 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2292718



\$285,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	673 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d142
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Walk-In Closet(s)		

Inclusions: Storage Rack by Door

Welcome to this bright & spacious 1-bedroom plus den area condo in the highly desirable community of Spruce Cliff, complete with one oversized titled underground parking stall. This well-designed unit features a very open floor plan with 9-foot ceilings throughout, creating an airy & inviting living space. The living room is highlighted by a cozy corner gas fireplace, while the kitchen offers stainless steel appliances & a convenient breakfast bar, perfect for everyday living or entertaining. A built-in desk in the den area provides an ideal workspace, & the large laundry room adds extra functionality & storage with built-in shelves. The king-sized primary bedroom features a massive walk-in closet with built-in organizers, offering plenty of storage. Fresh paint & knockdown ceilings throughout give the home a clean, modern feel. Step outside to enjoy the large south-facing balcony with glass railing & gas BBQ hookup, perfect for relaxing or entertaining while soaking up the sunshine. Residents enjoy excellent building amenities including a fitness centre, party room, bike storage, & car wash. Ideally located within walking distance to Edworthy Park, the LRT station, Westbrook Mall, restaurants, the Douglas Fir Trail & Shaganappi Golf Course, this home offers outstanding convenience & access to outdoor recreation. You'll love living here!!!