



**208, 10 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2295100**



**\$400,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, RV Gated, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 680
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C2 d142
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage		

**Inclusions:** N/A

Large 2 bedroom/2 bath unit featuring large kitchen with spacious kitchen, lots of cupboards, raised breakfast bar, stainless appliances. Living room with fireplace and door leading to a private south balcony, room for dining table, Two good sized bedrooms, master with 5 piece ensuite including a soaker tub, double vanity, walk-in shower and a walk-in closet. Second bedroom could easily be a TV room, next to second bathroom. **BONUS NEW VINYL FLOORING.** Comes with titled parking stall and extra storage in the underground garage. On site car wash. The complex offers a gym with lots of equipment. Behind the building is a bike/walking path to the river. This is one of the better locations in the west end, close to Westbrook mall, C-train, buses, restaurants, city golf course. The building is well built and very quiet.