



**301, 4 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2203404



\$299,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	642 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, See Remarks, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, French Door, No Animal Home, No Smoking Home, Track Lighting, Vinyl Windows		

Inclusions: N/A

Fabulous 1 bedroom condo apartment. Enjoy 642 sq ft of spacious single level living. Located in walking distance to C-Train, shopping at Westgate centre and just minutes to downtown. Enjoy the handy pathway systems down to the river and Edworthy park. Very easy to cycle to inner city from this location. Open floorplan with all the best features for a lovely home like this, raised breakfast bar, stainless steel appliances, light maple cabinets, large living room with a corner gas fireplace, double French patio doors leading to the balcony which spans 20 feet across the unit. Primary bedroom also has matching double French doors leading to the west facing balcony and features a gas line for your BBQ. Nice size primary bedroom with a very large walk-in closet and four-piece ensuite bath. Flooring is laminate, ceramic tile and carpeting. In unit laundry room with added storage space (exterior storage locker as well). Located on the third level, this unit is very secure and only steps away from the elevator for your convenience. Enjoy the heated underground parking stall and underground carwash bay. Stylish decor throughout. Workout facility in the association as well! Do not miss this one!