



**7304, 14 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2305465**



**\$509,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 857
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d129
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Overlooking the beautiful Shaganappi Golf Course, this pristine condo offers the perfect blend of comfort and style. Featuring a bright, open-concept layout, the spacious living and formal dining areas are enhanced by expansive windows that fill the home with natural light. A cozy corner fireplace with ceramic tile surround adds warmth and charm, while in-floor heating and engineered hardwood flooring provide year-round comfort. The gourmet kitchen is designed for both function and elegance, complete with ceramic tile flooring, updated maple cabinetry, abundant drawer space, Corian countertops, a curved eating bar, and a generous pantry with a glass door. The oversized primary bedroom is a true retreat, featuring a large walk-in closet and an elegant 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. Additional highlights include in-suite laundry, a spacious storage room with built-in cabinets, and a split ductless air conditioning unit—all included in the sale. Enjoy a wide range of building amenities, including a fully equipped gym, guest suite (available for a daily fee), party/social room, car wash, and workshop. Ideally located, you're just steps from shopping, the library, Edworthy Park, and the Bow River pathway. Plus, enjoy easy access to downtown—only 10 minutes away via the new LRT.