



**303, 10 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2324576



\$415,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,068 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Insulated, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d142
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Experience 1,067 sq. ft. of beautifully developed living space in the highly sought-after community of Spruce Cliff. Perfectly positioned just MINUTES from DOWNTOWN Calgary, this BRIGHT CORNER UNIT, 2-bedroom, 2-bathroom condo, offers the best of both worlds: URBAN convenience and a PEACEFUL natural setting, backing onto expansive green space and Shaganappi Point Golf Course. Filled with natural light and showcasing beautiful city views, this classy contemporary home features an open-concept layout with HARDWOOD and CERAMIC tile flooring, complemented by upgraded carpet and underlay in the bedrooms for added comfort. The STYLISH kitchen is designed for both everyday living and entertaining, with MODERN CABINETARY, STAINLESS STEEL APPLIANCES, CERAMIC TILE BACKSPLASH, SPACIOUS BREAKFAST BAR, and ABUNDANT CABINETS and COUNTER SPACE. The inviting living room is anchored by a contemporary tile-surround GAS FIREPLACE, creating a warm and sophisticated atmosphere. The spacious primary suite offers a generous WALK_IN CLOSET and a luxurious ENSUITE with DUAL VANITIES, a CORNER SOAKER TUB, and a separate GLASS SHOWER. A well-placed second bedroom, FULL main bathroom, and in-suite stacked LAUNDRY add comfort and convenience. Complete with a TITLED UNDERGROUND PARKING stall, SECURE STORAGE LOCKER, and outstanding building AMENITIES including a FITNESS CENTER, SOCIAL ROOM, CAR WASH BAY, and AMPLE VISITOR PARKING, this impressive home delivers CITY LIVING with a rare connection to NATURE in one of Calgary's most desirable inner-city communities. Definitely a MUST SEE !!!