



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4203, 24 Hemlock Crescent SW
Calgary, Alberta

MLS # A2332309



\$315,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island		

Inclusions: None

Welcome Home - this beautifully designed and well kept 1 bedroom with den is truly one of the best floor plans in this desirable location. Situated with a west exposure on the 2nd floor, this condo welcomes you in with its large foyer. A powder room is discreetly located off of the foyer, as is the well sized laundry room. Step ahead into the principal living space consisting of a custom built in home office/ book case that provides a quiet place to study, work or create from home. The open concept kitchen is nicely laid out and overlooks the living room with corner fireplace and access to the west facing deck. You'll find the primary bedroom large enough for your king sized bed (and more!) and will appreciate the walk in closet and spacious ensuite. Two Titled Underground Parking Stalls and an assigned storage locker are included in this attractive package. The affordable condo fees include use of the common amenities including a gym, workshop and carwash. Adjacent the golf course, you can enjoy the quiet pace of this hidden gem. Walking distance to the Westbrook C-Train station, Edworthy park, and a quick drive to downtown, this peaceful location can't be beat.