



GRASSROOTS
REALTY GROUP

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**306, 10 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2334199



\$535,990

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,403 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 894
Basement:	-	LLD:	-
Exterior:	Concrete, Other, See Remarks	Zoning:	M-C2 d142
Foundation:	-	Utilities:	-
Features:	Bar, Bathroom Rough-in, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Experience elevated living in one of Calgary's most desirable golf course communities. Perfectly positioned on the edge of Shaganappi Point Golf Course, this exceptional corner residence offers over 1,400 sq.ft. of thoughtfully designed living space, breathtaking green space views, and a lifestyle that is rarely available in the inner city. The true showpiece of this home is the massive wrap-around balcony, seamlessly extending your living space outdoors and providing multiple vantage points to enjoy the surrounding trees, fairways, and tranquil setting. Whether you're enjoying your morning coffee, entertaining guests, or unwinding at sunset, the outdoor space is simply spectacular. Inside, the bright and spacious layout features 2 bedrooms plus a large den, with the den offering the flexibility and size to function as a third bedroom, home office, or private guest retreat. Expansive windows flood the home with natural light while showcasing the stunning golf course backdrop. The generous living and dining areas are anchored by a cozy fireplace and flow effortlessly into the well-appointed kitchen, creating an ideal setting for both everyday living and entertaining. The primary suite offers a private sanctuary complete with a walk-in closet, full ensuite, and direct access to the balcony. A spacious second bedroom and additional full bathroom provide comfort and privacy for family and guests alike. Adding to the convenience is a rare titled tandem parking stall that accommodates two vehicles front-to-back, along with an assigned storage locker. Set within a meticulously maintained building just minutes from downtown, the C-Train, pathways, shopping, and some of Calgary's finest recreational amenities, this is a rare opportunity to own a luxury corner unit with unobstructed golf course surroundings, exceptional outdoor space, and a highly versatile floor

plan. Properties offering this combination of location, views, and lifestyle seldom come to market.