

107, 6 Hemlock Crescent SW  
Calgary, Alberta

MLS # A2216790



## \$410,000

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,067 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 667
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home		

<b>Inclusions:</b>	N/A
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Exceptional 2 BEDROOM, 2 BATHROOM condo with HEATED UNDERGROUND PARKING just off the GOLF COURSE in the sought-after community of Spruce Cliff. Entering the unit, you will be greeted by engineered hardwood flooring and 9-foot ceilings throughout the open floor plan. The kitchen boasts a Stainless-Steel appliance package, raised wood cabinetry, under cabinet lighting, tile backsplash, and a massive breakfast bar which is a must for entertaining. The kitchen perfectly connects to the dining area and overlooks the living room with a cozy gas fireplace and South facing patio with BBQ gas line. Both bedrooms have brand new carpet, and the entire unit has been freshly painted from top to bottom. The intimate master bedroom has, bright windows with blackout blinds, luxurious 5-piece ensuite, a large soaker tub, & a walk-in closet that will be the envy of all your friends. The guest bedroom has large South facing windows with blackout blinds and a separate bathroom. The TITLED UNDERGROUND PARKING and the ADDITIONAL STORAGE UNIT adds to this already perfect home. Book a showing today.