

**8103, 14 Hemlock Crescent SW**  
**Calgary, Alberta**

**MLS # A2246134**



**\$339,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spruce Cliff                                                               |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                         |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                                |               |                   |
| <b>Size:</b>     | 926 sq.ft.                                                                 | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 1                                                                          | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Gated, Heated Garage, Parkade, Stall, Titled, Underground                  |               |                   |
| <b>Lot Size:</b> | -                                                                          |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Level, Many Trees, On Golf Course, Private, Street Light |               |                   |

**Heating:** In Floor, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 520

**LLD:** -

**Zoning:** M-C2 d129

**Utilities:** -

Rarely does affordable apartment living mean you don't need to settle. No sacrifices here whether you're single, couple, downsizer or investor. 1) Privacy &ndash; your balcony faces SHAGANAPPI GOLF COURSE 2) Commute &ndash; Downtown (5 mins), LRT Station (2 mins) 3) Space &ndash; 925 sq ft, King-sized bedroom 4) PLAY &ndash; 17th Ave SW (6 mins), Golf Course (4 mins) 5) Nature - Edworthy Park (7 mins), Bow River Pathway (10 min bike). Shopping, restaurants, and entertainment is easily at your fingertips at WESTBROOK MALL (2 mins). When you enter your new IMMACULATE HOME, you'll immediately feel the expansiveness in the OPEN CONCEPT LAYOUT and ability to easily entertain guests. Imagine hosting your family/friends, while you prepare your newest culinary creation in your kitchen with updated STAINLESS STEEL APPLIANCES and corner pantry with BUILT-IN SHELVING and wine rack. Your guests are comfortably seated 6 at the dining table, 4 at the breakfast bar, and more on the full sectional in the huge living room. You are comforted by the thought of winding down later in your CORNER SOAKER TUB, and that your private bathroom doesn't need be shared with an extra HALF BATHROOM for guests. A few of your inner circle are in town, and luckily they can stay in one of the rentable GUEST SUITES available. You're glad that you jumped on the opportunity to own in such a convenient complex with car wash bay, fitness centre, workshop/craft room, and recreation room to name a few!