

**3316, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2164313



\$289,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	553 sq.ft.	Age:	2008 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Enclosed, Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 374
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: N/A

The perfect WORK & PLAY location! Only MINUTES INTO DOWNTOWN with endless recreational opportunities at your doorstep. Quick access to the Shaganappi Golf Course, Edworthy Park, the Bow River, Douglas Fir Trail, schools, restaurants, the LRT and Westbrook Mall. This cozy home has 9FT CEILINGS and bright, south-facing windows that overlook the Golf Course. BEAUTIFUL VIEWS from your spacious and sunny balcony. This unit boasts FRESH PAINT, STAINLESS STEEL APPLIANCES, a GAS FIREPLACE and a comfortable breakfast bar. The primary bedroom has ample closet space and a large 4-pc cheater ensuite. Other notable features include Corian countertops, in-suite laundry, BBQ gas line, TITLED UNDERGROUND PARKING and extra STORAGE LOCKER. This unit is located in the high rise building, which means less noise because of the CONCRETE CONSTRUCTION. Building amenities include a FITNESS FACILITY, CAR WASH, WORKSHOP, PARTY ROOM, BIKE STORAGE AND GUEST SUITES! The complex is quiet and PET FRIENDLY, with LOW CONDO FEES that include heat and water. You will love living here! Book a showing before it's too late.