

**401, 4 HEMLOCK Crescent SW
Calgary, Alberta**

MLS # A2175182



\$375,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	938 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	See Remarks		

Heating: In Floor, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 577

Basement: -

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: M-C2 d142

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)

Inclusions: none

Stunning, very well maintained 938 sq. ft. top-floor unit offers a perfect blend of comfort and style, ideal for those who value both luxury and convenience. With 10-foot ceilings, hardwood floors, and two spacious balconies, the bright and open-concept design welcomes you with natural light streaming through large south-facing windows. Imagine cozying up by the corner fireplace on cool evenings, or enjoying your morning coffee on the wrap-around deck. The modern maple kitchen, complete with stainless steel appliances and a raised breakfast bar, is perfect for casual dining, while the primary suite invites relaxation with its spa-like ensuite and private balcony access. A spacious den makes working from home a breeze, and the unit also includes in-suite laundry, underground parking, and storage. In this pet-friendly complex, you'll also have access to bike storage, a gym, and more—all just steps from downtown, LRT, pathways, golf, and Westbrook Mall for shopping.