



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 HEMLOCK Crescent #103, Calgary T3C 2Z1**

MLS® #: **A2120370**

Area: **Spruce Cliff**

Listing Date: **04/12/24**

List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,414**  
Low Sqft:  
Ttl Sqft: **1,414**

DOM

**37**

Layout

Beds: **1 (1 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Electric Cooktop,ENERGY STAR Qualified Dishwasher,Microwave,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Ceiling Fan(s),Double Vanity,Granite Counters,Metal Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>15`11" x 4`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>29`6" x 12`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`11" x 11`3"</b>
<b>Storage</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>11`8" x 7`2"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 11`7"</b>
<b>Den</b>	<b>Main</b>	<b>14`10" x 7`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`10" x 2`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`9" x 11`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>11`3" x 9`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$877**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2 d142**

Legal Desc: **0714202**

Remarks

Pub Rmks: **Over 1,400sqft of living space!! This condo is located in the heart of Spruce Cliff, backing onto Shaganappi Golf Course! This ground floor unit has central air conditioning for hot summers, a double sided fireplace shared between the living and dining rooms for the chilly season, granite counter tops, high end (Wolf and Sub Zero) stainless steel appliances including a countertop range, and double ovens! Plenty of kitchen cabinets and a large walk in pantry with huge spice rack. The spacious primary suite has a 4 piece ensuite with double vanities and a massive walk in shower! Convenient in-suite laundry. There is also a large Den/home office/home gym and second full bath. Huge patio off the living room to enjoy the outdoors. Wired for sound which includes stereo system. TWO titled underground parking stalls and assigned storage! Minutes to downtown, access to public transit, all levels of schools and shopping! This complex also has tons of amenities, including a large very well equipped gym with cardio equipment, machines, weights and yoga area perfect for all fitness levels, a car wash, meeting room and social room!**

Inclusions: **Bar fridge,4 stools at the Kitchen Island,TV's in Bedroom, Den & Living Room,Stereo System, Desk in Den,Mirrors in the Hallway and Entryway**

Property Listed By: **RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















