



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4 HEMLOCK Crescent #401, Calgary T3C 2Z1**

MLS® #: **A2175182**      Area: **Spruce Cliff**      Listing Date: **10/24/24**      List Price: **\$375,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
 Abv Sqft: **938**  
 Low Sqft:  
 Ttl Sqft: **938**

**See Remarks**

**Heated Garage, Parkade, Stall, Titled, Underground**

DOM

**28**

Layout

Beds: **1 (1 )**  
 Baths: **1.5 (1 1)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick, Stucco, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garburator, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 11`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 7`7"</b>	<b>Den</b>	<b>Main</b>	<b>11`7" x 7`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 7`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`11" x 8`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`1" x 4`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 4`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`7" x 5`4"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$577**

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

Zoning:  
**M-C2 d142**

Legal Desc: **0714202**

Remarks

Pub Rmks: **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.**

Inclusions:  
Property Listed By: **none**  
**CIR Realty**

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









