



THE
A-TEAM

**RE/MAX
FIRST**

24 HEMLOCK Crescent #1407, Calgary T3C 2Z1

MLS®#: **A2180278** Area: **Spruce Cliff** Listing **11/21/24** List Price: **\$329,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 23-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Heated Garage,Underground**

Finished Floor Area

Abv Sqft: **875**
 Low Sqft:
 Ttl Sqft: **875**

DOM

135
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **In Floor,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Electric Range,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	31`9" x 30`4"	Dining Room	Main	30`11" x 29`6"
Living Room	Main	87`9" x 39`11"	Laundry	Main	15`10" x 15`7"
Foyer	Main	51`5" x 19`2"	Balcony	Main	38`0" x 19`8"
Bedroom - Primary	Main	46`6" x 30`11"	4pc Bathroom	Main	39`4" x 30`7"

Legal/Tax/Financial

Condo Fee: **\$650** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0211551**

Remarks

Pub Rmks: **Welcome to this gorgeous 875 sq ft top-floor condo, where modern upgrades and timeless charm come together to create the perfect living space! This west-facing 1-bedroom, 1-bathroom unit features a bright, open-concept design with large windows adorned with beautiful plantation blinds, allowing for ample natural light while maintaining privacy and a touch of elegance. Adding to the home's unique charm is a gas fireplace that straddles the living room and bedroom, providing warmth and ambiance to both spaces. The 4 piece bathroom is thoughtfully designed as a Jack-and-Jill layout, offering convenient access from both the bedroom and main living area. The kitchen is equipped with stainless steel appliances, including a brand-new oven/range (January 2024), a new OTR microwave (June 2022), and a dishwasher (January 2022), complemented by a fridge replaced in 2013. The combination of sleek finishes and modern functionality ensures meal prep is both stylish and efficient. The unit's tasteful design is further enhanced by fresh paint throughout, giving it a warm and inviting feel. Whether you're relaxing in the spacious living area or enjoying a meal in the dining nook, this condo is designed for both comfort and functionality. The building itself offers a suite of amenities that truly elevate the living experience, including a private car wash, a fully equipped fitness center, a party room for hosting gatherings, a craft room for creative projects, and a workshop for hands-on activities, and dedicated bike storage. Recent building enhancements, making it a worry-free investment, include a brand-new roof (November 2024), a modernized main lobby (2024), envelope and deck column repairs (2021), comprehensive building envelope work (2018/2019), and a major plumbing overhaul in 2013/2014 to replace all Kitec piping. Ideally located just minutes from downtown, this home offers easy access to shopping, dining, and transit, blending urban convenience with quiet comfort. Whether you're a first-time buyer, a professional, or looking to downsize, this top-floor gem has everything you need to make it home. Don't miss your chance—schedule a viewing today!**

Inclusions:
Property Listed By: **Plantation Blinds
eXp Realty**

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









