



THE
A-TEAM

**RE/MAX
FIRST**

4 HEMLOCK Crescent #301, Calgary T3C 2Z1

MLS®#: **A2183207**

Area: **Spruce Cliff**

Listing Date: **12/14/24**

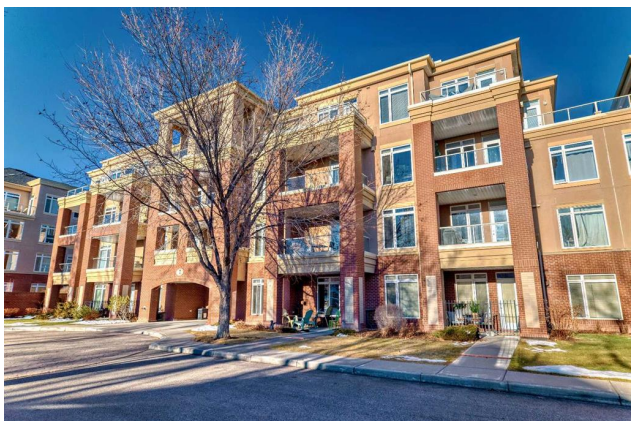
List Price: **\$318,900**

Status: **Active**

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:

Heated Garage,Parkade,See Remarks,Underground

Finished Floor Area

Abv Sqft: **642**
Low Sqft:
Ttl Sqft: **642**

DOM

7

Layout

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,French Door,No Animal Home,No Smoking Home,Track Lighting,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`5" x 5`5"	Kitchen With Eating Area	Main	9`10" x 9`1"
Dining Room	Main	12`9" x 7`10"	Laundry	Main	6`0" x 5`5"
Living Room	Main	13`9" x 11`9"	Bedroom - Primary	Main	11`1" x 8`11"
4pc Ensuite bath	Main	7`11" x 4`11"	Walk-In Closet	Main	7`4" x 4`2"
Balcony	Main	20`5" x 5`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$396

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0714202

Remarks

Pub Rmks: **Fabulous 1 bedroom condo apartment. Enjoy 642 sq ft of spacious single level living. Located in walking distance to C-Train, shopping at Westgate centre and just minutes to downtown. Enjoy the handy pathway systems down to the river and Edworthy park. Very easy to cycle to inner city from this location. Open floorplan with all the best features for a lovely home like this, raised breakfast bar, stainless steel appliances, light maple cabinets, large living room with a corner gas fireplace, double French patio doors leading to the balcony which spans 20 feet across the unit. Primary bedroom also has matching double French doors leading to the west facing balcony and features a gas line for your BBQ. Nice size primary bedroom with a very large walk-in closet and four-piece ensuite bath. Flooring is laminate, ceramic tile and carpeting. In unit laundry room with added storage space (exterior storage locker as well). Located on the third level, this unit is very secure and only steps away from the elevator for your convenience. Enjoy the heated underground parking stall and underground carwash bay. Stylish decor throughout. Workout facility in the association as well! Do not miss this one!**

Inclusions: **One garage fob and one door fob**
Property Listed By: **Century 21 Masters**

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





