

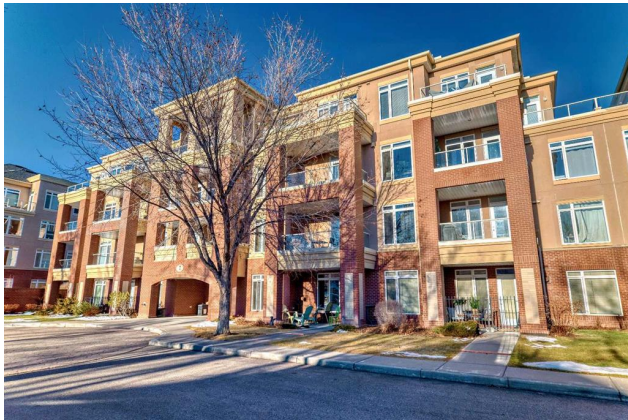


THE A-TEAM

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

39
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Dining Room, Living Room, 4pc Ensuite bath, Balcony, Kitchen With Eating Area, Laundry, and Bedroom - Primary.

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





