



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4 HEMLOCK Crescent #107, Calgary T3C 2Z1**

MLS® #: **A2199072**

Area: **Spruce Cliff**

Listing Date: **03/06/25**

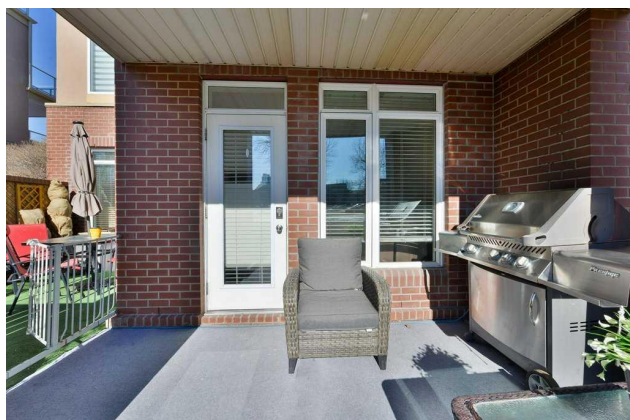
List Price: **\$448,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,067**  
Low Sqft:  
Ttl Sqft: **1,067**

DOM

**30**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

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

Utilities and Features

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

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

Kitchen Appl: **Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 10`9"	Bedroom - Primary	Main	11`4" x 12`10"
Bedroom	Main	9`4" x 13`3"	5pc Ensuite bath	Main	15`1" x 10`1"
4pc Bathroom	Main	5`4" x 7`10"	Kitchen	Main	9`7" x 9`11"
Dining Room	Main	15`11" x 12`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$667

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0714202

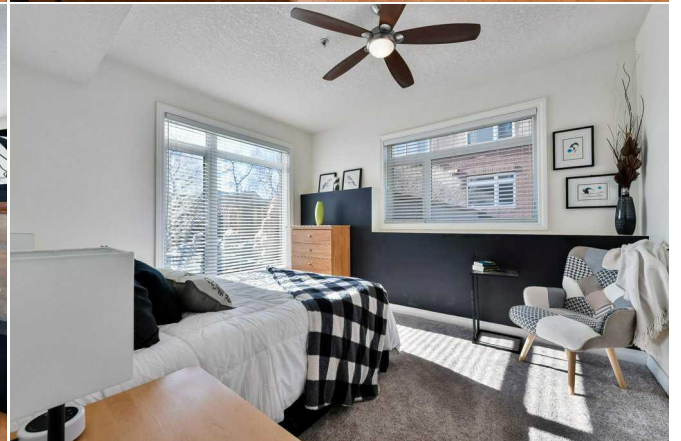
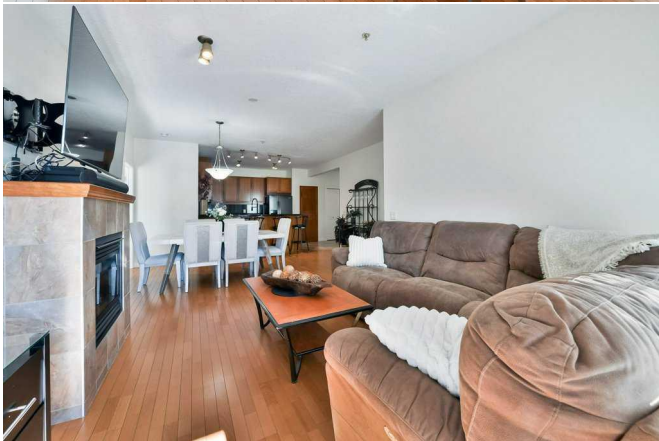
Remarks

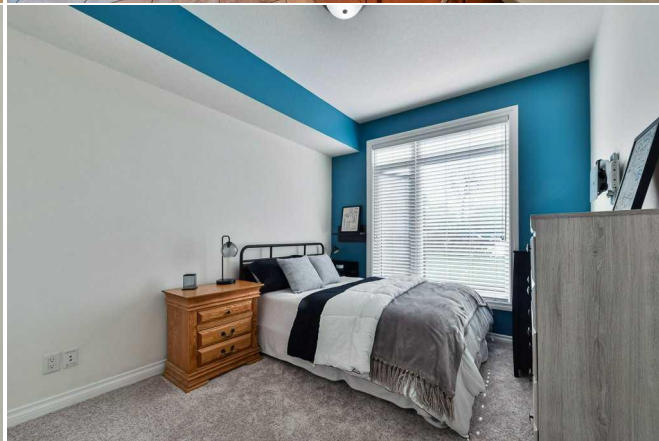
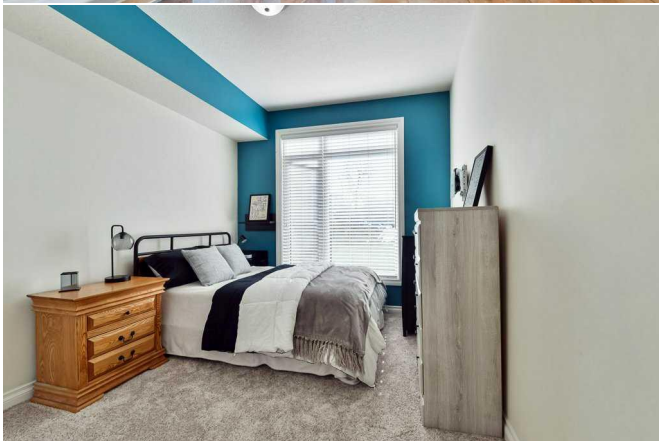
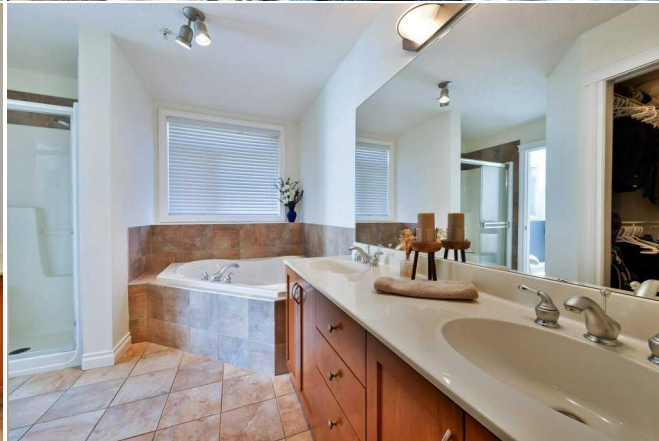
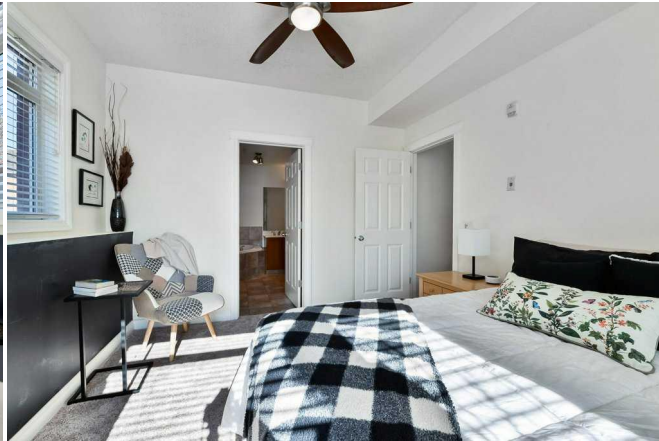
Pub Rmks: **Stunning 2 bedroom, 2 bathroom ground level, end unit with 2 outdoor spaces! A large green space leads directly to the covered patio with a gas line promoting warm weather barbeques. Adjacently, a low-maintenance side yard encourages time spent unwinding. Fenced and gated, this area is perfect for pets! A keypad entry allows for easy access through the patio doors with the added benefit of a phantom retractable screen. Inside is a gorgeous sanctuary with timeless finishes and high-end upgrades. Culinary explorations are inspired in the chef's dream kitchen featuring a gas stove, black stainless steel appliances, granite countertops and backsplash, undercabinet lighting, double sinks with a pull down Moen faucet, a large capacity garburator and an expansive breakfast bar on the elegant curved peninsula island. Centering the open concept space is the large dining room, perfect for entertaining. Put your feet up and unwind on cool winter evenings in front of the gas fireplace in the inviting living room. This wonderful floor plan ideally has the main living spaces separating the bedrooms for ultimate privacy! Retreat to the primary bedroom with corner windows that only an end unit can provide. The 5-piece ensuite is an opulent escape complete with dual sinks, a deep soaker tub, an oversized shower and a large walk-in closet. Perfectly located on the other side of the unit is the second spacious bedroom conveniently next to the luxurious second bathroom with a Fiat enclosed steam shower. Both bedrooms have new carpeting too! In-suite laundry with a front load washer and dryer further add to your comfort. Titled parking is found in the heated parkade with a handy car wash, bike storage and a separate storage locker. Residents enjoy the exclusive use of the Copper Club with amazing amenities that include a well-equipped fitness room and a large party room to gather with guests and neighbours. This outstanding complex is in a wonderful location with every amenity close by - schools, Westbrook Mall and the LRT Station are all within walking distance as is Edworthy Park, the off-leash dog park, the Bow River and the Douglas Fir Trail. Truly an unsurpassable location for this beautiful, move-in ready, high-end home!**

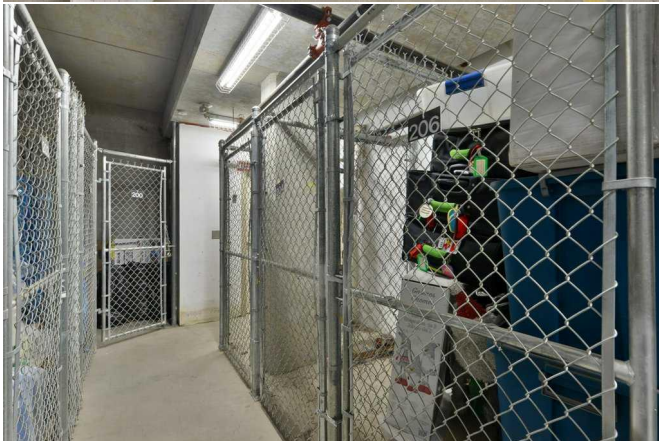
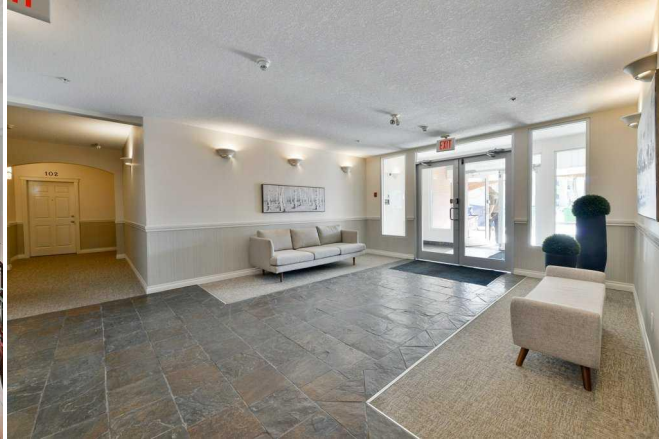
Inclusions: **None**  
Property Listed By: **RE/MAX iRealty Innovations**

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











107-4 Hemlock Crescent SW, Calgary, AB

Main Floor Interior Area 1267.57 sq ft



PREPARED: 2025/03/05

White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.