

**208, 10 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2295100



\$400,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,007 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, RV Gated, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2 d142
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: N/A

Large 2 bedroom/2 bath unit featuring large kitchen with spacious kitchen, lots of cupboards, raised breakfast bar, stainless appliances. Living room with fireplace and door leading to a private south balcony, room for dining table, Two good sized bedrooms, master with 5 piece ensuite including a soaker tub, double vanity, walk-in shower and a walk-in closet. Second bedroom could easily be a TV room, next to second bathroom. **BONUS NEW VINYL FLOORING.** Comes with titled parking stall and extra storage in the underground garage. On site car wash. The complex offers a gym with lots of equipment. Behind the building is a bike/walking path to the river. This is one of the better locations in the west end, close to Westbrook mall, C-train, buses, restaurants, city golf course. The building is well built and very quiet.