



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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205, 4 Hemlock Crescent SW  
Calgary, Alberta

MLS # A2244642



**\$588,800**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Spruce Cliff                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,402 sq.ft.                       | Age:   | 2007 (18 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                                             |            |           |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| Heating:    | Boiler, In Floor, Natural Gas                                                                                                               | Water:     | -         |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                      | Sewer:     | -         |
| Roof:       | Asphalt Shingle                                                                                                                             | Condo Fee: | \$ 889    |
| Basement:   | None                                                                                                                                        | LLD:       | -         |
| Exterior:   | Brick, Stucco, Wood Frame                                                                                                                   | Zoning:    | M-C2 d142 |
| Foundation: | -                                                                                                                                           | Utilities: | -         |
| Features:   | Breakfast Bar, Chandelier, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s) |            |           |
| Inclusions: | Closet Built-In, Key Fob                                                                                                                    |            |           |

Welcome to this spacious and elegant 2-bedroom, 2-bathroom condo offering over 1,400 sq. ft. of beautifully designed living space in one of Calgary's premier buildings. Inside, you'll find an open-concept layout bathed in natural light, with expansive windows and a stunning wrap around deck that creates the perfect indoor-outdoor flow. The gourmet kitchen is sure to impress, featuring granite countertops, high-end appliances, ample cabinetry, and a large island that seamlessly connects to a generous dining area and a spacious living room, ideal for hosting or simply relaxing in comfort. The Primary suite is a true retreat. It boasts a massive walk-in closet furnished with a built-in closet organization system, and a luxurious ensuite complete with his-and-her sinks, a walk-in shower, and a deep soaker tub, your personal spa experience at home. A second full bathroom and well-sized second bedroom offer excellent flexibility for guests or a home office. This exceptional home includes two titled parking stalls and a private storage cage. The building itself offers outstanding amenities, including a fully equipped fitness center, a resident meeting room, a craft and hobby room, an indoor car wash bay, and secure bicycle storage. Beyond the building, you'll enjoy a prime location surrounded by tranquil green spaces, walking paths, and easy access to the Shaganappi Golf Course. The community offers quick connectivity to downtown Calgary, local coffee shops, shopping at Westbrook Mall, and nearby transit, making everyday living effortless and enjoyable. Experience elevated living in one of Calgary's most desirable communities, where comfort, style, and convenience come together beautifully.