

**106, 6 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2269175**



**\$409,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 902
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d142
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Main floor condo featuring two spacious primary suites! This ground-level unit offers exceptional accessibility with direct access from your private covered patio to the greenspace behind the building. Each primary bedroom includes its own luxurious 5-piece ensuite with a soaker tub and double sinks, making it ideal for guests or shared living. The open-concept kitchen features granite countertops, slate flooring, a breakfast bar, pantry, and stainless steel appliances, flowing seamlessly into the dining and living areas. A versatile flex room provides space for an office, den, or extra storage, while the laundry area is conveniently tucked into the powder room. Two titled underground heated parking stalls and an additional storage unit are included. Residents also enjoy access to fantastic amenities including a fitness center, car wash bay, guest suite, and clubhouse. With Shaganappi Golf Course, the LRT, and Westbrook Shopping Centre just minutes away, this home offers the perfect mix of comfort, convenience, and maintenance-free living.