

Listed By: **Tao Guo**
CIR REALTY
403-247-7770
terryguo31@gmail.com

Calgary/Spruce Cliff

#3215 24 HEMLOCK CR SW

\$365,000

High Rise Apartment

Style: Single Level Unit
Bedrooms: Above: 1 / Ttl: 1
Bathrooms: Full: 1
Rooms Above: 4
Floor Area: 86 SqM / 927 SF
Year Built: 2010
Taxes: \$2,349 / 2012
Possession: 30 Days Neg



Price reduced \$55k! Bright, Spacious and Gorgeous one bedroom suite which with 10 feet high, over looking Shaganappi point golf course, south facing exposure all day long sunshine, less one minute walk to the fully equipped GYM without going up/down stairs, has outstanding open floor plan with tons of upgraded. It has elegant engineered cherry hardwood floor, and in suite laundry. The kitchen boasts custom maple cabinets & beautiful countertops complimented with stainless steel appliances. Generously sized Bedroom has two (His and Hers) closets & a huge bathroom with separate bath and shower. The large enough den is perfect for a computer area or a guest room. Walk to new LRT within 15 mins; bike to downtown in 15-20 mins on bike path. Trails to the gorgeous Edworthy Park and the Bow River Valley, and easy access to Douglas Fir Trail and biking road. Underground parking and additional storage cage. Hot and cold water Car wash bay, games room, exercise-gym facilities & club house. Guest suite.



Goods Included: Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings-All
Features: Balcony, Ceiling 10 ft., Handicap Access, No Animal Home, No Smoking Home, Sprinkler System-Fire, Sprinkler System-Underground, Workshop
Parking: Enclosed: 1 Total: 1 Underground
Amenities: Balconies, Car Wash, Club House, Elevator Passenger, Exercise Room, Fireplaces, Guest Suite, Handicap Access, Parking-Visitor, Party Room,

