

**3501, 24 Hemlock Crescent SW  
 Calgary, Alberta**

**MLS # A2256452**



**\$299,999**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spruce Cliff                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)     |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit            |               |                   |
| <b>Size:</b>     | 795 sq.ft.                             | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 1                                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Attached Carport, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                      |               |                   |
| <b>Lot Feat:</b> | -                                      |               |                   |

|                    |                                                                                       |                   |                 |
|--------------------|---------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                                                             | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                                                                        | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                     | <b>Condo Fee:</b> | \$ 567          |
| <b>Basement:</b>   | -                                                                                     | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete                                                                       | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                     | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, See Remarks |                   |                 |

**Inclusions:** N/A

Welcome to your new home in the heart of Spruce Cliff! This freshly painted 1 bedroom + den condo offers the perfect blend of style, comfort, and convenience. Featuring a spacious open-concept layout, this unit is ideal for professionals or creatives—whether you need a home office, studio, or guest space, the den provides great versatility. Enjoy breathtaking views of Shaganappi Golf Course from your private balcony, complete with a BBQ gas line—perfect for entertaining or relaxing evenings. Stay cool all summer with central A/C, and cozy all winter thanks to underground titled parking with car wash bay. Other standout features include Hunter Douglas window coverings, in-suite laundry, and modern 4-piece bathroom. This pet-friendly building offers top-tier amenities including a fitness centre, guest suite, bike storage, and more. Located just minutes to Bow Trail, you’re steps from walking and biking paths, parks, shopping, and transit—this is inner-city living at its best. Move-in ready and waiting for you—don’t miss this incredible opportunity!