

**3203, 24 Hemlock Crescent SW**  
**Calgary, Alberta**

**MLS # A2244690**



**\$315,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spruce Cliff                       |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 742 sq.ft.                         | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Side By Side, Underground |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                 |                   |                 |
|--------------------|---------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                                                       | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                               | <b>Condo Fee:</b> | \$ 538          |
| <b>Basement:</b>   | -                                                                               | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                         | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home |                   |                 |

**Inclusions:** N/A

**\*OPEN HOUSE SATURDAY AUGUST 16th 12PM-2PM\*** This elegant 1 BED + DEN is a rare find, offering TWO SIDE-BY-SIDE TITLED UNDERGROUND PARKING STALLS, an exceptional bonus in inner-city living. Welcome to this WELL RUN concrete mid-rise, just steps from Shaganappi Golf Course, Westbrook Mall, the LRT, and Bow River pathways. Inside, you'll find custom upgrades throughout, including DOUBLE walk-through closets thoughtfully UPGRADED last year for maximized storage and function. The open-concept kitchen is built for both everyday comfort and entertaining, featuring maple cabinetry, bistro-style island, stainless steel appliances with gas stove, a 2023 REFRIGERATOR. The living area offers rich HARDWOOD floors, a corner gas fireplace with media nook, and direct access to a PRIVATE BALCONY that backs onto MATURE trees, offering true privacy and greenery all year long. The spacious bedroom enjoys the same view of the mature trees and connects to the oversized bathroom with a soaker tub, separate shower, and dual-access layout ideal for guests. Additional features include: 9-FOOT CEILINGS, IN- SUITE laundry, separate assigned STORAGE LOCKER, 2 SIDE BY SIDE UNDERGROUND PARKING STALLS, BBQ gas line, and access to full building amenities—FITNESS CENTRE , party room, bike storage, car wash, guest suite, and visitor parking. Professionally managed, pet-friendly, and located in one of Calgary's most walkable westside communities, this home offers incredible lifestyle value—whether you're a professional, downsizer, or investor.