

3203, 24 Hemlock Crescent SW
Calgary, Alberta

MLS # A2260423



\$305,000



Division:	Spruce Cliff			
Type:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single Level Unit			
Size:	742 sq.ft.	Age:	2009 (16 yrs old)	
Beds:	1	Baths:	1	
Garage:	Parkade, Side By Side, Underground			
Lot Size:	-			
Lot Feat:	-			
Heating:	Baseboard		Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood		Sewer:	-
Roof:	-		Condo Fee:	\$ 538
Basement:	-		LLD:	-
Exterior:	Brick, Concrete, Stucco		Zoning:	DC (pre 1P2007)
Foundation:	-		Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home			
Inclusions:	N/A			

This upgraded 1 bedroom plus den home is a rare find, offering the convenience of two side-by-side titled underground parking stalls in one of Calgary’s most walkable westside locations. Set within a well-managed concrete mid-rise, you’re just steps from Shaganappi Golf Course, the Bow River pathways, Westbrook Mall, and the LRT. Inside, the open-concept design is filled with thoughtful details, including custom dual walk-through closets upgraded in 2023, a stylish kitchen with maple cabinetry, stainless steel appliances with gas stove, a bistro-style island, and a brand-new refrigerator. The living space features rich hardwood floors, a corner gas fireplace with media nook, and access to a private balcony overlooking mature trees, offering year-round privacy and greenery. The spacious bedroom enjoys the same treed views and connects to an oversized bathroom with a soaker tub, separate shower, and dual-access layout ideal for both owners and guests. With 9-foot ceilings, in-suite laundry, an assigned storage locker, BBQ gas line, and access to premium amenities such as a fitness centre, party room, bike storage, guest suite, car wash, and visitor parking, this pet-friendly home combines comfort, lifestyle, and value in one of the city’s most desirable inner-west communities.