

**3301, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2271459



\$315,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Incredible LOCATION, VIEWS, and VALUE! This beautifully appointed apartment-style condo sits right next to Shaganappi Golf Course and is less than 10 minutes to downtown Calgary, offering the perfect balance of nature and convenience. The Douglas Fir Trail offers an exceptional inner-city hike right outside your door, and nearby Edworthy Park adds even more outdoor options with its dog park, playgrounds, picnic areas, and access to the Bow River pathway. Inside, this spacious 800+ sq. ft. unit offers an ideal 1-bedroom + DEN floorplan. There is beautiful hardwood flooring throughout the main areas, and the kitchen impresses with stainless steel appliances, an upgraded GAS RANGE, and a warm, timeless colour palette with excellent cabinet space. The open-concept living and dining areas feel bright and inviting thanks to the large windows, and the corner GAS FIREPLACE creates a cozy atmosphere for winter evenings. Step onto the SOUTH-FACING balcony overlooking the GOLF COURSE—private, peaceful, and wonderful to enjoy throughout the year. The primary bedroom is generously sized with two closets, space for a king-sized bed, side tables, and a dresser, plus a lovely window that fills the room with welcoming morning light. The oversized bathroom features IN-FLOOR HEAT, a separate soaker tub and shower, a generous vanity with excellent counter and mirror space, and an upgraded modern faucet. The versatile DEN is perfect as a home office, Peloton room, or yoga space—whatever your lifestyle requires. Additional features include in-suite laundry, a front-entry closet, and a separate storage locker in the underground parkade. The building features CONCRETE construction, which helps minimize noise transfer between units for a quieter living experience. Residents enjoy thoughtful amenities including a fitness

centre, a common room, bike storage, TITLED UNDERGROUND PARKING, and even a CAR-WASH BAY. Condo fees conveniently include heat, water, and gas, making this an exceptional turnkey opportunity for both homeowners and investors. This MOVE-IN-READY property in Spruce Cliff is truly impressive—don't miss your chance to make it yours before the new year!