

# \$305,000 - 3203, 24 Hemlock Crescent Sw, Calgary

MLS® #A2260423

**\$305,000**

1 Bedroom, 1.00 Bathroom, 742 sqft

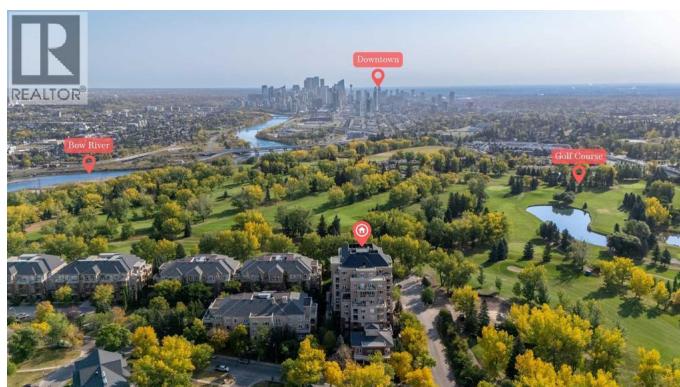
Single Family on 0.00 Acres

Spruce Cliff, Calgary, Alberta

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. (id:6289)

Built in 2009

## Essential Information



|                |                    |
|----------------|--------------------|
| Listing #      | A2260423           |
| Price          | \$305,000          |
| Bedrooms       | 1                  |
| Bathrooms      | 1.00               |
| Square Footage | 742                |
| Acres          | 0.00               |
| Year Built     | 2009               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3203, 24 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff                 |
| City        | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3C2Z1                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Car Wash, Exercise Centre, Party Room |
| Features       | No Smoking Home, Gas BBQ Hookup, Parking   |
| Parking Spaces | 2  |
| Parking        | Underground  |

### Interior

|                 |   |
|-----------------|---|
| Appliances      | Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer |
| Heating         | Baseboard heaters   |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| # of Stories    | 9   |

### Exterior

|              |                         |
|--------------|-------------------------|
| Exterior     | Brick, Concrete, Stucco |
| Construction | Poured concrete         |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|



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