



**1104, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2316305**



**\$419,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Covered, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 773
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Brick/Mortar, Pillar/Post/Pier, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Elevator, French Door, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Blinds, Ceiling Fans x2, FOB with Keys x2, One Mail Box Key, BBQ		

This is not your typical one-bedroom condo. Offering over 1,074 square feet of thoughtfully designed living space, this rare and oversized residence provides the comfort, scale, and functionality often reserved for much larger homes. With serene views overlooking Shaganappi Golf Course and no immediate neighbours staring back at you, this is the privacy and peaceful setting condo buyers dream about. The open-concept floor plan is flooded with natural light from a stunning corner wall of windows that frames the golf course views and creates an inviting space for both everyday living and entertaining. The spacious living and dining areas feature beautiful hardwood flooring, a striking floor-to-ceiling slate feature wall, and a cozy gas fireplace that anchors the room. The kitchen is both stylish and functional, showcasing rich cinnamon-stained cabinetry, exceptional millwork, wraparound Corian countertops, a corner pantry, and slate tile flooring. Whether you're preparing meals for yourself or hosting guests, the generous workspace and storage are sure to impress. The oversized primary retreat offers a level of space rarely found in condominium living, complete with additional floor-to-ceiling windows, a large walk-in closet, and a luxurious 5-piece ensuite featuring dual sinks, a separate shower, a soaker tub, and private water closet. Step outside to your private east-facing patio, where you can enjoy morning coffee overlooking the golf course and appreciate the tranquility of this exceptional setting year-round. Additional features include a heated underground parking stall, secure storage cage, and access to outstanding building amenities including a fitness centre, guest suite, car wash bay, two hobby rooms, visitor parking, and an on-site recreation centre. Ideally located just steps to the LRT, shopping, pathways, and the amenities of 17th Avenue, while remaining only

minutes from downtown, this is a rare opportunity to enjoy spacious, low-maintenance living in one of Calgary's most convenient locations. If you've been searching for a condo that offers true square footage, exceptional privacy, and beautiful views, this is the one you've been waiting for.