



GRASSROOTS
REALTY GROUP

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**3804, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2324565



\$394,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 748
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	NA		

STUNNING VIEWS | TWO TITLED UNDERGROUND PARKING | ONE BEDROOM and a DEN | TWO FULL BATHROOMS. This stunning one bedroom plus den executive condo offers exceptional space, style, and convenience in the highly sought after community of Spruce Cliff! Located in a well managed, concrete building, this condo showcases breathtaking, unobstructed east facing views of downtown Calgary. Designed with an open and airy feel, this home features 9’ ceilings, air-conditioning and an abundance of windows that fill the space with natural light. The modern kitchen is both functional and inviting, featuring granite countertops, sleek cabinetry, stainless steel appliances and track lighting. The spacious living room is the perfect place to relax, highlighted by a stylish tile fireplace and patio doors leading to your expansive balcony with interlocking rubber pavers (VAST) and a BBQ gas line. The generously sized primary bedroom with spacious walk in closet connects to a well appointed ensuite featuring a corner soaker tub and separate shower. A versatile den with its own door leading out to the patio provides the perfect space for a home office, complete with room for a desk and additional shelving or spare bedroom if needed. This home also showcases a second full 3 piece bathroom. Convenient in-suite laundry with a stacked washer and dryer adds to the everyday functionality. Additional highlights include two titled underground parking stalls, assigned storage and access to an impressive selection of building amenities including a fully equipped fitness centre, guest suite, car wash, workshop, crafts/woodworking room, meeting spaces and a secure heated parkade. The location is unbeatable; just minutes from downtown, LRT access, grocery stores and everyday amenities. Enjoy easy access to walking and biking paths, with

Edworthy Park just steps away. Offering low maintenance living, incredible views and an outstanding location, this beautifully maintained home is the perfect opportunity to enjoy the best of Spruce Cliff living!