



**3214, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2326381**



**\$379,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,009 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 748
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Microwave Hood Fan - As Is, 2 Building FOBS, 2 Garage Controls

Step into your space and discover a home that makes everyday living feel effortless, connected, and exciting. Perfectly positioned in Spruce Cliff beside Shaganappi Point Golf Course, this bright one-bedroom plus den delivers more than 1,000 sq. ft. of stylish, functional space in a solid CONCRETE building. Even better, it comes with TWO TITLED heated underground parking stalls, a separate storage locker, bike storage, and the everyday ease of in-suite laundry. Inside, 9 ft. ceilings, large windows, wide-plank and tile flooring, and a cozy gas fireplace create an inviting space with energy and warmth. The kitchen is ready for real life, with stainless steel appliances, plenty of cabinetry, generous counter space, and a raised eating bar, perfect for quick breakfasts, weekend hosting, or catching up over coffee. The open living and dining areas offer room to gather, recharge, and enjoy the natural light, while the covered balcony overlooking the gazebo garden adds a peaceful outdoor retreat for morning coffee, fresh air, or evening unwinding. The king-sized primary bedroom includes a walk-in closet plus a second closet, while the spacious cheater ensuite features a walk-in shower, soaker tub, and linen storage. The versatile den gives you room to make the home your own, whether you need a productive home office, creative zone, quiet reading corner, or extra storage. With the fitness facility conveniently located just down the hall, a guest suite available in the complex for visiting family and friends, and quick access to the LRT, shops, restaurants, downtown, and major routes, this home delivers a vibrant west-side lifestyle with comfort, convenience, and easy living built right in.