

# \$290,000 - 2307, 24 Hemlock Crescent Sw, Calgary

MLS® #A2218355

## \$290,000

1 Bedroom, 1.00 Bathroom, 667 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Enjoy urban living in this well-maintained 1-bedroom, 1-bathroom condo just minutes from downtown. The open kitchen overlooks the living area and features a convenient breakfast bar, perfect for casual dining or entertaining. The cozy living room, complete with a gas fireplace, opens onto your own private balcony—ideal for relaxing evenings.

This unit offers in-suite laundry, a titled parking stall, and a separate storage unit for added convenience.

The well-appointed complex features an impressive list of amenities, including a car wash bay, craft room, woodworking room, bike storage and repair area, workshop, fitness center, private function room, storage lockers, and more.

Whether you're a first-time buyer, downsizing, or investing, this condo offers unbeatable value and lifestyle in a prime location.

Built in 2008

## Essential Information

MLS® #	A2218355
Price	\$290,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	667
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2307, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

### **Amenities**

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Party Room, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	9

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

### **Additional Information**

Date Listed	May 9th, 2025
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Days on Market	44
Zoning	DC

**Listing Details**

Listing Office	Nineteen 88 Real Estate
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