

# \$299,900 - 1305, 24 Hemlock Crescent Sw, Calgary

MLS® #A2225614

**\$299,900**

1 Bedroom, 1.00 Bathroom, 655 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

This beautifully updated home is definitely the one you have been waiting for!! You will not feel like you are living in a condo with the canopy of trees right outside your window allowing for so much privacy and peaceful views. This bright, open unit is absolutely immaculate and features gleaming hardwood floors, updated light fixtures, 9 foot knockdown ceilings, kitchen breakfast bar, large dining space, cozy corner gas fireplace with large mantle top perfect for TV placement, garden doors from both the living room and master bedroom to your super private 21 foot balcony. French doors lead from the living room to the perfect master retreat featuring huge walk in closet and updated 4 piece en suite bath. The size of the laundry room is amazing with ample room for storage as well. The unit itself is so conveniently located close to the elevator as is the titled underground parking stall, making grocery shopping etc so easy! You also have a large assigned storage locker. This complex has amazing amenities including fitness facility, party room, underground car wash, workshop, craft room, bike storage and is pet friendly! The location cannot be beat, with the Shaganappi Golf Course directly behind and so many parks and walking/bike paths right outside your door. Walking distance to Westbrook Mall and Train Station. This home is an absolute must to see!!

Built in 2002



## Essential Information

MLS® #	A2225614
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	655
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1305, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

## Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Visitor Parking, Clubhouse, Park, Recreation Facilities
Parking Spaces	1
Parking	Parkade, Titled, Underground, Enclosed
# of Garages	1

## Interior

Interior Features	Breakfast Bar, French Door, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

# of Stories                4

## **Exterior**

Exterior Features    Balcony

Construction        Brick, Stucco

## **Additional Information**

Date Listed            May 29th, 2025

Days on Market      8

Zoning                DC (pre 1P2007)

## **Listing Details**

Listing Office        RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.