

# \$315,900 - 3601, 24 Hemlock Crescent Sw, Calgary

MLS® #A2268622

**\$315,900**

1 Bedroom, 1.00 Bathroom, 795 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Wake up to the morning sun and serene golf course views in this beautifully appointed one bedroom plus den condo in a concrete building on the 6th floor with 10 ft ceilings, south sun, and air conditioning, what more could you ask for!? The open concept floor plan with newer paint and extra large windows is bathed in natural light, creating a warm and inviting atmosphere throughout. Upgraded finishings include beautiful cherry hardwood flooring and a tiled bathroom with in floor heating. The spacious kitchen features upgraded granite countertops, elegant maple cabinetry, and newer stainless steel appliances, perfect for everyday culinary enjoyment. A large breakfast bar offers a casual dining option and a great space for entertaining. The layout flows seamlessly into the dining and living area, where a soothing gas fireplace anchors the room, providing comfort and ambiance after a long day. Expansive windows frame the picturesque golf course, bringing the outdoors in. The primary suite is a private retreat with walk through closets and a four piece cheater ensuite complete with a soaker tub, walk in shower, and a granite topped vanity with a vessel sink. A versatile den at the front of the unit offers the ideal setup for a home office or guest space and easily accommodates a wardrobe and Murphy bed for visitors. The in suite laundry with front load washer and dryer adds everyday convenience, along with extra storage inside and a separate storage locker in parking area. Enjoy the perfect blend of



comfort, functionality, and natural beauty, your morning coffee has never come with a better view. Relax on your oversized balcony and take in the uninterrupted views of Shaganappi Golf Course, the perfect spot to start or end your day. Enjoy the convenience of a titled parking stall and separate storage, along with access to a well equipped gym, stylish party room, recreation area, car wash bay, workshop, and comfortable guest suites for out of town visitors, all part of a well managed building with reasonable condo fees! With quick access to downtown, the LRT, and public transportation, experience the best of central living in Spruce Cliff where urban convenience meets peaceful surroundings. A must to see and own, Call today!!

Built in 2009

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2268622          |
| Price          | \$315,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 795               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 3601, 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 Heated Garage, Titled, Underground

# of Garages 1

### Interior

Interior Features Breakfast Bar, Granite Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating In Floor, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

### Exterior

Exterior Features Balcony, Other

Construction Brick

### Additional Information

Date Listed November 4th, 2025

Days on Market 7

Zoning DC (pre 1P2007)

### Listing Details

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.