

# \$264,900 - 1403, 24 Hemlock Crescent Sw, Calgary

MLS® #A1147232

## \$264,900

1 Bedroom, 2.00 Bathroom, 939 sqft  
Residential on 0 Acres

Spruce Cliff, Calgary, Alberta

**NEW PRICE!** This well-maintained and upgraded 1 bedroom plus den | 1.5 bathroom condo on the top floor is ready for you to call home. The spacious and well-appointed layout creates a space you want to call home and floods with natural light from the wall of west-facing windows. The chef's kitchen has ample counter (Corian) and storage space, stainless steel appliances, a large pantry, and under-counter lighting. And opens to a full-sized dining and living room with a gas fireplace as the centerpiece. The king-sized master bedroom has a 4pc ensuite with a soaker tub, walk-in closet with custom organizers, and private balcony. You'll also have the convenience of an additional room for a home office or guest room. Other features you'll enjoy are two large balconies (gas hook up) with a tree-top view, air conditioner, insuite laundry with additional storage, Titled underground parking, a separate storage locker, 10â€™™ ceilings, etc. Building amenities include a fitness center, guest suite, party room, car wash, bike storage, visitor parking, and rec room. Living here, you'll be steps away from Douglas Fir and Quarry Rd Trl and Bow River Pathways, a short walk to the Westbrook Ctrain station/mall, plus easy access to downtown, Sarcee, and Crowchild. This condo offers quality, affordability, and convenience.

Built in 2002



## Essential Information

MLS® #	A1147232
Price	\$264,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	939
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	1403, 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, Guest Suite, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

## Interior

Interior Features	Closet Organizers, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco

## Additional Information

Date Listed	September 17th, 2021
Days on Market	73
Zoning	DC (pre 1P2007)
Condo Fee	\$482

## Listing Details

Listing Office	Courtesy Of ROYAL LEPAGE SOLUTIONS
----------------	------------------------------------

MLS listings provided by Pillar 9&trade;. Information Deemed Reliable But Not Guaranteed. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.