

# \$305,000 - 3203, 24 Hemlock Crescent Sw, Calgary

MLS® #A2260423

**\$305,000**

1 Bedroom, 1.00 Bathroom, 742 sqft

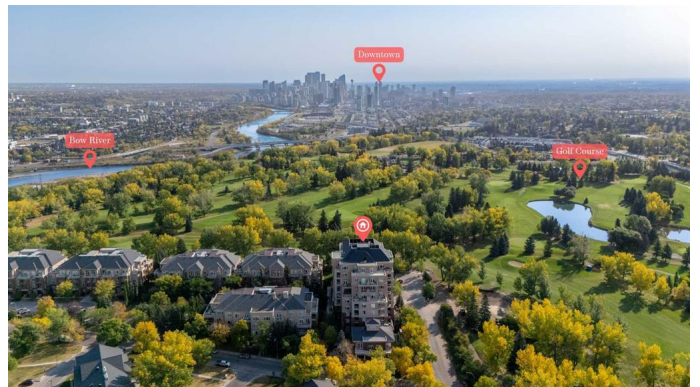
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

This upgraded 1 bedroom plus den home is a rare find, offering the convenience of two side-by-side titled underground parking stalls in one of Calgary's most walkable westside locations. Set within a well-managed concrete mid-rise, you're just steps from Shaganappi Golf Course, the Bow River pathways, Westbrook Mall, and the LRT. Inside, the open-concept design is filled with thoughtful details, including custom dual walk-through closets upgraded in 2023, a stylish kitchen with maple cabinetry, stainless steel appliances with gas stove, a bistro-style island, and a brand-new refrigerator. The living space features rich hardwood floors, a corner gas fireplace with media nook, and access to a private balcony overlooking mature trees, offering year-round privacy and greenery. The spacious bedroom enjoys the same treed views and connects to an oversized bathroom with a soaker tub, separate shower, and dual-access layout ideal for both owners and guests. With 9-foot ceilings, in-suite laundry, an assigned storage locker, BBQ gas line, and access to premium amenities such as a fitness centre, party room, bike storage, guest suite, car wash, and visitor parking, this pet-friendly home combines comfort, lifestyle, and value in one of the city's most desirable inner-west communities.

Built in 2009

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2260423          |
| Price          | \$305,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 742               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3203, 24 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3C2Z1                       |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Car Wash, Fitness Center, Party Room, Visitor Parking, Workshop |
| Parking Spaces | 2                                                               |
| Parking        | Parkade, Side By Side, Underground                              |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 9                                                                                            |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, BBQ gas line   |
| Construction      | Brick, Concrete, Stucco |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 18                   |
| Zoning         | DC (pre 1P2007)      |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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