



**GRASSROOTS**  
REALTY GROUP

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**2307, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2218355**



**\$290,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	667 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 491
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

<b>Inclusions:</b>	N/A
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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.