



GRASSROOTS
REALTY GROUP

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**3501, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2256452



\$299,999

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Attached Carport, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to your new home in the heart of Spruce Cliff! This freshly painted 1 bedroom + den condo offers the perfect blend of style, comfort, and convenience. Featuring a spacious open-concept layout, this unit is ideal for professionals or creatives—whether you need a home office, studio, or guest space, the den provides great versatility. Enjoy breathtaking views of Shaganappi Golf Course from your private balcony, complete with a BBQ gas line—perfect for entertaining or relaxing evenings. Stay cool all summer with central A/C, and cozy all winter thanks to underground titled parking with car wash bay. Other standout features include Hunter Douglas window coverings, in-suite laundry, and modern 4-piece bathroom. This pet-friendly building offers top-tier amenities including a fitness centre, guest suite, bike storage, and more. Located just minutes to Bow Trail, you’re steps from walking and biking paths, parks, shopping, and transit—this is inner-city living at its best. Move-in ready and waiting for you—don’t miss this incredible opportunity!