



GRASSROOTS
REALTY GROUP

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**3104, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2267043



\$289,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	717 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Pantry, Recreation Facilities, See Remarks, Stone Counters, Storage		

Inclusions: N/A

Welcome to this spacious and stylish condominium in the desirable community of Spruce Cliff — where comfort, convenience, and lifestyle meet. Inside, you’ll immediately notice the soaring 10-foot ceilings and oversized living room, complete with a cozy corner fireplace that creates the perfect space for relaxing or entertaining. The chef-inspired kitchen impresses with its large eat-up island, stainless steel appliances, and ample cabinetry for all your storage needs. The primary bedroom is a true retreat — bright, generously sized, and featuring a walk-in closet plus direct access to the 4-piece bathroom. You’ll also appreciate the in-unit laundry room with extra storage and a large patio with a gas line, ideal for summer barbecues or morning coffee. This home also includes underground parking and a separate storage locker for added convenience. Residents enjoy access to exceptional amenities, including a massive fitness centre, party rooms, guest suites, and more — all within a well-managed, sought-after complex close to transit, parks, and the Shaganappi golf course.