



GRASSROOTS
REALTY GROUP

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**3217, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2280355



\$275,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

Don't let the size fool you—this bright and beautifully updated one-bedroom home delivers exceptional value in one of Calgary's best locations. Brimming with natural light, the open-concept layout and soaring 9'6" ceilings create an airy, inviting atmosphere from the moment you arrive. Recent upgrades include stylish new laminate flooring, fresh paint, and modern light fixtures. The custom maple kitchen is thoughtfully designed for everyday living: Corian countertops, new stainless steel appliances, functional island with breakfast bar, and a large pantry for optimal storage - features buyers consistently look for. The spacious living room is anchored by a cozy gas fireplace and opens onto a large, private south-facing patio with tranquil views overlooking the Shaganappi Golf Course. The sun-filled primary bedroom provides ample space with two closets—including a walk-in—and is complemented by a well-appointed ensuite bathroom with a linen closet. Experience ultimate everyday conveniences with in-suite laundry, a titled heated underground parking stall, and a separate storage locker - must-haves in today's market. Enjoy the outstanding amenities in this well-managed building which includes; guest suite, fully equipped fitness centre, party room with patio, boardroom, car wash, woodworking shop, and versatile common areas. The location is unbeatable—just steps to Westbrook C-Train station, minutes to downtown Calgary, and quick access west to the Canadian Rockies and Banff National Park. This is an excellent opportunity to own a modern one-bedroom in a concrete building with premium amenities and underground parking. Don't miss out—schedule your private showing today and make this exceptional home yours!

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