



**GRASSROOTS**  
REALTY GROUP

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**1407, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2180278**



**\$324,900**

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	875 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Brick, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Built-in Features

Water:	-
Sewer:	-
Condo Fee:	\$ 650
LLD:	-
Zoning:	DC
Utilities:	-

**Inclusions:** Plantation Blinds

Welcome to this gorgeous 875 sq ft top-floor condo, where modern upgrades and timeless charm come together to create the perfect living space! This west-facing 1-bedroom, 1-bathroom unit features a bright, open-concept design with large windows adorned with beautiful plantation blinds, allowing for ample natural light while maintaining privacy and a touch of elegance. Adding to the home's unique charm is a gas fireplace that straddles the living room and bedroom, providing warmth and ambiance to both spaces. The 4 piece bathroom is thoughtfully designed as a Jack-and-Jill layout, offering convenient access from both the bedroom and main living area. The kitchen is equipped with stainless steel appliances, including a brand-new oven/range (January 2024), a new OTR microwave (June 2022), and a dishwasher (January 2022), complemented by a fridge replaced in 2013. The combination of sleek finishes and modern functionality ensures meal prep is both stylish and efficient. The unit's tasteful design is further enhanced by fresh paint throughout, giving it a warm and inviting feel. Whether you're relaxing in the spacious living area or enjoying a meal in the dining nook, this condo is designed for both comfort and functionality. The building itself offers a suite of amenities that truly elevate the living experience, including a private car wash, a fully equipped fitness center, a party room for hosting gatherings, a craft room for creative projects, and a workshop for hands-on activities, and dedicated bike storage. Recent building enhancements, making it a worry-free investment, include a brand-new roof (November 2024), a modernized main lobby (2024), envelope and deck column repairs (2021), comprehensive building envelope work (2018/2019), and a major plumbing overhaul in 2013/2014 to replace all Kitec piping. Ideally

located just minutes from downtown, this home offers easy access to shopping, dining, and transit, blending urban convenience with quiet comfort. Whether you’re a first-time buyer, a professional, or looking to downsize, this top-floor gem has everything you need to make it home. Don’t miss your chance—schedule a viewing today!