

\$305,000 - 3203, 24 Hemlock Crescent Sw, Calgary

MLS® #A2260423

\$305,000

1 Bedroom, 1.00 Bathroom, 742 sqft

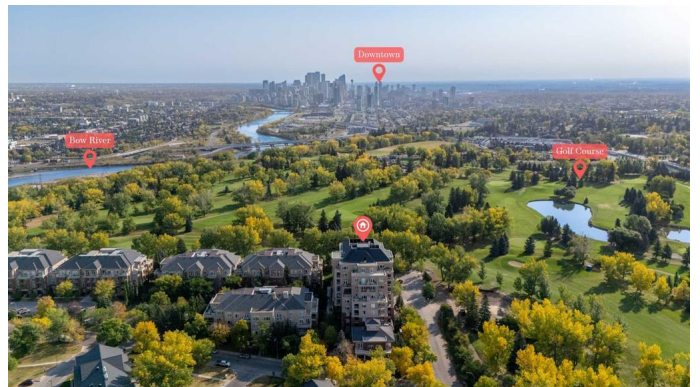
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

This upgraded 1 bedroom plus den home is a rare find, offering the convenience of two side-by-side titled underground parking stalls in one of Calgary's most walkable westside locations. Set within a well-managed concrete mid-rise, you're just steps from Shaganappi Golf Course, the Bow River pathways, Westbrook Mall, and the LRT. Inside, the open-concept design is filled with thoughtful details, including custom dual walk-through closets upgraded in 2023, a stylish kitchen with maple cabinetry, stainless steel appliances with gas stove, a bistro-style island, and a brand-new refrigerator. The living space features rich hardwood floors, a corner gas fireplace with media nook, and access to a private balcony overlooking mature trees, offering year-round privacy and greenery. The spacious bedroom enjoys the same treed views and connects to an oversized bathroom with a soaker tub, separate shower, and dual-access layout ideal for both owners and guests. With 9-foot ceilings, in-suite laundry, an assigned storage locker, BBQ gas line, and access to premium amenities such as a fitness centre, party room, bike storage, guest suite, car wash, and visitor parking, this pet-friendly home combines comfort, lifestyle, and value in one of the city's most desirable inner-west communities.

Built in 2009

Essential Information



MLS® #	A2260423
Price	\$305,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	742
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3203, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Z1

Amenities

Amenities	Car Wash, Fitness Center, Party Room, Visitor Parking, Workshop
Parking Spaces	2
Parking	Parkade, Side By Side, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	9

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	September 27th, 2025
Days on Market	17
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	KIC Realty
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