ROBERT HART MOORE GRASSROOTS REALTY GROUP

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2307, 24 Hemlock Crescent SW Calgary, Alberta

MLS # A2218355



\$290,000

Spruce Cliff				
Residential/High Rise (5+ stories)				
Apartment-Single Level Unit				
667 sq.ft.	Age:	2008 (17 yrs old)		
1	Baths:	1		
Parkade, Titled, Underground				
-				
-				
	Residential/Hig Apartment-Sin 667 sq.ft.	Residential/High Rise (5+ stories Apartment-Single Level Unit 667 sq.ft. Age: 1 Baths:	Residential/High Rise (5+ stories) Apartment-Single Level Unit 667 sq.ft. Age: 2008 (17 yrs old) 1 Baths: 1	

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar

Inclusions: N/A

Enjoy urban living in this well-maintained 1-bedroom, 1-bathroom condo just minutes from downtown. The open kitchen overlooks the living area and features a convenient breakfast bar, perfect for casual dining or entertaining. The cozy living room, complete with a gas fireplace, opens onto your own private balcony—ideal for relaxing evenings. This unit offers in-suite laundry, a titled parking stall, and a separate storage unit for added convenience. The well-appointed complex features an impressive list of amenities, including a car wash bay, craft room, woodworking room, bike storage and repair area, workshop, fitness center, private function room, storage lockers, and more. Whether you're a first-time buyer, downsizing, or investing, this condo offers unbeatable value and lifestyle in a prime location.