

**3506, 24 Hemlock Crescent SW**  
**Calgary, Alberta**

**MLS # A2304521**



**\$375,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground, Workshop in Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 718
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Soaking Tub, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	GAS BBQ		

This stunning and spacious one-bedroom plus den executive condo is located in the highly sought-after community of Spruce Cliff. Perfectly positioned beside Shaganappi Golf Course this corner unit boasts breathtaking, unobstructed west-facing views. Designed to feel open and airy, the condo features 9-foot ceilings and an abundance of windows that fill the space with natural light. The modern kitchen is bright and inviting, complete with classy countertops, sleek cabinetry, stainless steel appliances, and updated track lighting. The generous living room offers a stylish tile fireplace and large north and west facing windows, creating a warm and welcoming atmosphere. The bedroom is impressively sized and connects to a spacious ensuite featuring a corner soaker tub and a separate shower. A versatile office area provides ample room for a desk and additional shelving, ideal for working from home. The unit also includes a convenient in-suite stacked washer and dryer, along with additional storage. The balcony is high enough to give you unobstructed west views! It has a gas outlet for those great summer BBQs! Further highlights include titled underground parking, assigned storage, and access to an exceptional range of amenities: a fully equipped fitness centre, guest suite, car wash, workshop, bike repair area, crafts/woodworking room, meeting spaces, and a secure heated parkade. The location is truly outstanding—just minutes from downtown, LRT access, grocery stores, and everyday essentials. Enjoy nearby walking and biking paths, with Edworthy Park just steps away. Backing onto Shaganappi Golf Course, residents can also take advantage of cross-country skiing in the winter, offering a rare year-round lifestyle opportunity. This beautifully maintained home delivers low-maintenance living in one of Calgary’s most desirable communities.