

\$315,000 - 3203, 24 Hemlock Crescent Sw, Calgary

MLS® #A2244690

\$315,000

1 Bedroom, 1.00 Bathroom, 742 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 9th 12PM-2PM This elegant 1 BED + DEN is a rare find, offering TWO SIDE-BY-SIDE TITLED UNDERGROUND PARKING STALLS, an exceptional bonus in inner-city living. Welcome to this WELL RUN concrete mid-rise, just steps from Shaganappi Golf Course, Westbrook Mall, the LRT, and Bow River pathways. Inside, you'll find custom upgrades throughout, including DOUBLE walk-through closets thoughtfully UPGRADED last year for maximized storage and function. The open-concept kitchen is built for both everyday comfort and entertaining, featuring maple cabinetry, bistro-style island, stainless steel appliances with gas stove, a 2023 REFRIGERATOR. The living area offers rich HARDWOOD floors, a corner gas fireplace with media nook, and direct access to a PRIVATE BALCONY that backs onto MATURE trees, offering true privacy and greenery all year long. The spacious bedroom enjoys the same view of the mature trees and connects to the oversized bathroom with a soaker tub, separate shower, and dual-access layout ideal for guests. Additional features include: 9-FOOT CEILINGS, IN- SUITE laundry, separate assigned STORAGE LOCKER, 2 SIDE BY SIDE UNDERGROUND PARKING STALLS, BBQ gas line, and access to full building amenities—FITNESS CENTRE, party room, bike storage, car wash, guest suite, and visitor parking. Professionally managed, pet-friendly, and located in one of



Calgary’s most walkable westside communities, this home offers incredible lifestyle value—whether you're a professional, downsizer, or investor.

Built in 2009

Essential Information

MLS® #	A2244690
Price	\$315,000
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	Party Room, Visitor Parking, Car Wash, Fitness Center, Workshop
Parking Spaces	2
Parking	Parkade, Underground, Side By Side

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	July 31st, 2025
Days on Market	11
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	KIC Realty
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