

# \$329,900 - 1407, 24 Hemlock Crescent Sw, Calgary

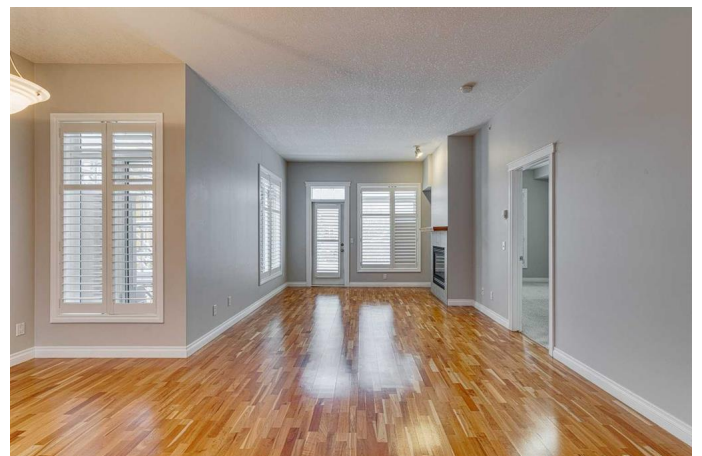
MLS® #A2180278

**\$329,900**

1 Bedroom, 1.00 Bathroom, 875 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

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!

Built in 2002

### Essential Information

MLS® #	A2180278
Price	\$329,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	875
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	1407, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3C 2Z1

### **Amenities**

Amenities Clubhouse, Elevator(s), Fitness Center, Gazebo, Parking, Snow Removal, Visitor Parking, Car Wash, Golf Course, Guest Suite, Other, Storage, Workshop

Parking Spaces 1

Parking Heated Garage, Underground

# of Garages 1

### **Interior**

Interior Features Breakfast Bar, Built-in Features

Appliances Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range

Heating Fireplace(s), In Floor

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle

# of Stories 4

### **Exterior**

Exterior Features Balcony, Courtyard

Construction Wood Frame, Brick

### **Additional Information**

Date Listed November 21st, 2024

Days on Market 141

Zoning DC

### **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.