

**2307, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2218355



\$290,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	667 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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.