

\$399,000 - 3405, 24 Hemlock Crescent Sw, Calgary

MLS® #A2255907

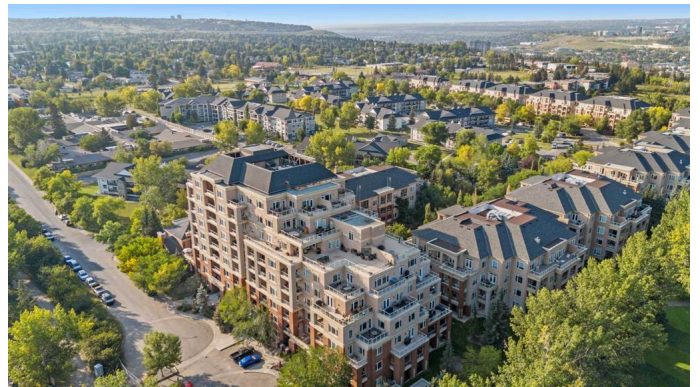
\$399,000

2 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this bright and spacious condo just steps from Shaganappi Golf Course and minutes to downtown, shopping, and all amenities. As you enter your home the open-concept living area features 9 ft ceilings, hardwood flooring and a cozy gas fireplace creating an airy and inviting space ideal for enjoying an evening of relaxation. With patio doors leading to a large covered balcony with a BBQ gas hookup, this is a great space for entertaining and enjoying the many warm summer nights Calgary has to offer. As you make your way into the modern kitchen it is complete with stainless steel appliances, quartz countertops and an island with a breakfast bar. This is a fantastic kitchen for whipping up delicious home cooked meals and trying your latest recipes when entertaining friends and family. The large primary bedroom offers large windows bringing in natural light as well as a suite which boasts a large walk-in closet and spa-like ensuite with a soaker tub and separate shower. This is your own personal oasis, a luscious space for you to recharge after a long day of work or adventure. The second bedroom is equally generous in size with large windows as well making it a perfect space for guests and hobbies. This condo also features in-suite laundry, a titled parking stall and a storage locker all designed to aid in your carefree lifestyle. With outstanding building amenities including the Copper Club party room, large fitness facility, car wash bay and bicycle



storage and workshop, this home is the perfect place for you to set down roots and enjoy all life has to offer.

Built in 2008

Essential Information

MLS® #	A2255907
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3405, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Fitness Center, Party Room, Bicycle Storage, Garbage Chute
Parking Spaces	1
Parking	Owned, Stall, Titled, Underground, Secured
# of Garages	1

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	9

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Brick, Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	23
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.