

\$315,000 - 3301, 24 Hemlock Crescent Sw, Calgary

MLS® #A2271459

\$315,000

1 Bedroom, 1.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

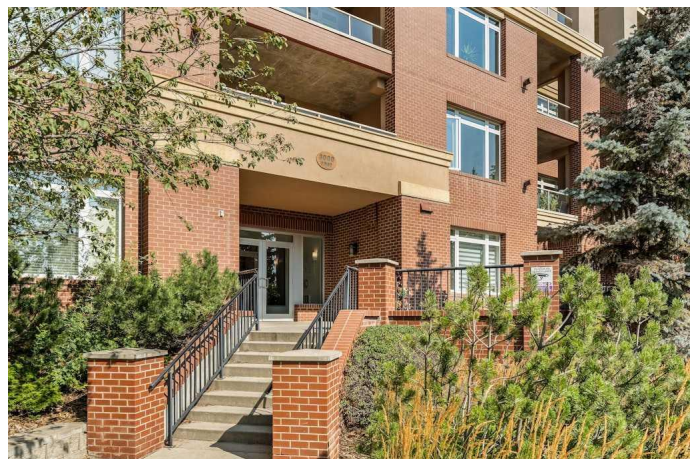
Incredible LOCATION, VIEWS, and VALUE!

This beautifully appointed apartment-style condo sits right next to Shaganappi Golf Course and is less than 10 minutes to downtown Calgary, offering the perfect balance of nature and convenience. The Douglas Fir Trail offers an exceptional inner-city hike right outside your door, and nearby Edworthy Park adds even more outdoor options with its dog park, playgrounds, picnic areas, and access to the Bow River pathway.

Inside, this spacious 800+ sq. ft. unit offers an ideal 1-bedroom + DEN floorplan. There is beautiful hardwood flooring throughout the main areas, and the kitchen impresses with stainless steel appliances, an upgraded GAS RANGE, and a warm, timeless colour palette with excellent cabinet space.

The open-concept living and dining areas feel bright and inviting thanks to the large windows, and the corner GAS FIREPLACE creates a cozy atmosphere for winter evenings. Step onto the SOUTH-FACING balcony overlooking the GOLF COURSE—private, peaceful, and wonderful to enjoy throughout the year.

The primary bedroom is generously sized with two closets, space for a king-sized bed, side tables, and a dresser, plus a lovely window that fills the room with welcoming morning light. The oversized bathroom features



IN-FLOOR HEAT, a separate soaker tub and shower, a generous vanity with excellent counter and mirror space, and an upgraded modern faucet.

The versatile DEN is perfect as a home office, Peloton room, or yoga space—whatever your lifestyle requires. Additional features include in-suite laundry, a front-entry closet, and a separate storage locker in the underground parkade.

The building features CONCRETE construction, which helps minimize noise transfer between units for a quieter living experience. Residents enjoy thoughtful amenities including a fitness centre, a common room, bike storage, TITLED UNDERGROUND PARKING, and even a CAR-WASH BAY. Condo fees conveniently include heat, water, and gas, making this an exceptional turnkey opportunity for both homeowners and investors.

This MOVE-IN-READY property in Spruce Cliff is truly impressive—don’t miss your chance to make it yours before the new year!

Built in 2009

Essential Information

MLS® #	A2271459
Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	803
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment

Style	Single Level Unit
Status	Active

Community Information

Address	3301, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Visitor Parking, Car Wash
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	10

Exterior

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

Additional Information

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

Listing Details

Listing Office	RE/MAX House of Real Estate
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