

\$299,999 - 3501, 24 Hemlock Crescent Sw, Calgary

MLS® #A2256452

\$299,999

1 Bedroom, 1.00 Bathroom, 795 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to your new home in the heart of Spruce Cliff! This freshly painted 1 bedroom + den condo offers the perfect blend of style, comfort, and convenience. Featuring a spacious open-concept layout, this unit is ideal for professionals or creatives—whether you need a home office, studio, or guest space, the den provides great versatility.

Enjoy breathtaking views of Shaganappi Golf Course from your private balcony, complete with a BBQ gas line—perfect for entertaining or relaxing evenings. Stay cool all summer with central A/C, and cozy all winter thanks to underground titled parking with car wash bay.

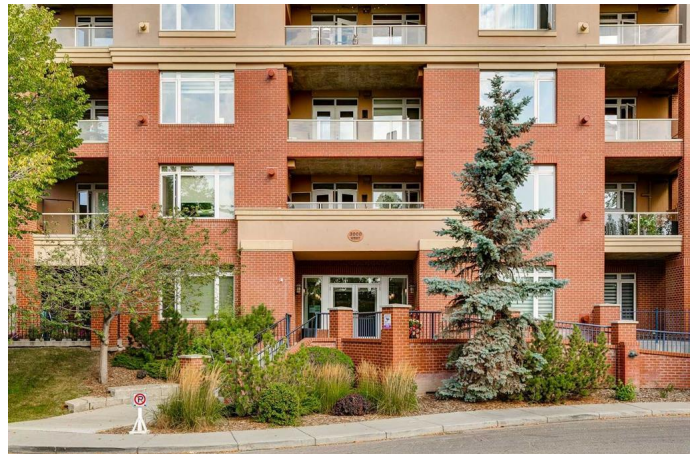
Other standout features include Hunter Douglas window coverings, in-suite laundry, and modern 4-piece bathroom. This pet-friendly building offers top-tier amenities including a fitness centre, guest suite, bike storage, and more.

Located just minutes to Bow Trail, you™re steps from walking and biking paths, parks, shopping, and transit—this is inner-city living at its best.

Move-in ready and waiting for you—don™t miss this incredible opportunity!

Built in 2008

Essential Information



MLS® #	A2256452
Price	\$299,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	795
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3501, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Garbage Chute, Golf Course
Parking Spaces	1
Parking	Parkade, Underground, Attached Carport

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	9

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.