

\$299,500 - 3509, 24 Hemlock Crescent Sw, Calgary

MLS® #A2113626

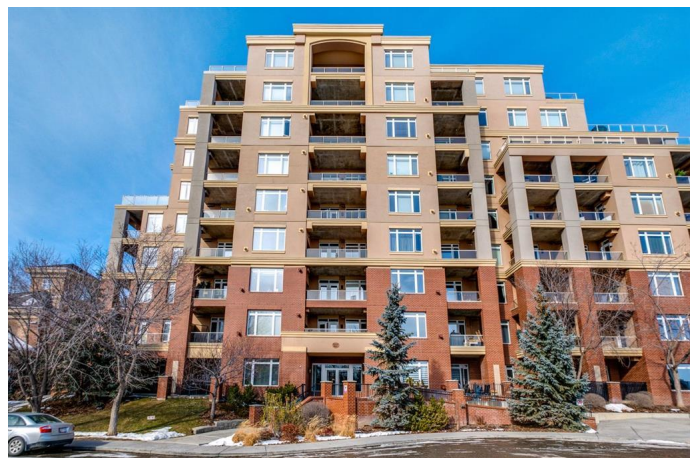
\$299,500

1 Bedroom, 1.00 Bathroom, 547 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

The perfect WORK & PLAY location! Only MINUTES INTO DOWNTOWN. Endless recreational opportunities at your doorstep, such as golfing, skiing, hiking and fishing. Fantastic location near Edworthy Park, the Bow River, Douglas Fir Trail, schools, restaurants, the LRT and Westbrook Mall. This cozy home has 9FT CEILINGS and bright, south-facing windows, OVERLOOKING THE GOLF COURSE. The spacious balcony is a peaceful retreat. It is sun drenched and fully enclosed, offering BEAUTIFUL AND SERENE VIEWS. The flooring was recently updated to durable vinyl plank flooring, with a high end cork underlay. The kitchen is equipped with stainless steel appliances and corian countertops with a breakfast bar. The bathroom, bedroom and walk-in closet are all sizeable. Other notable features include the in-suite laundry, titled underground parking (conveniently situated right beside the elevator) and an extra storage locker. This unit is located in the high rise building, which means less noise because of the CONCRETE CONSTRUCTION. Building amenities include a FITNESS FACILITY, CAR WASH, WORKSHOP, PARTY ROOM, BIKE STORAGE AND GUEST SUITES! The complex is quiet and PET FRIENDLY, with LOW CONDO FEES that include heat and water. This is a superb place to live! Check out the 3D TOUR and book a showing before it's too late.



Built in 2009

Essential Information

MLS® #	A2113626
Price	\$299,500
Sold Price	\$290,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	547
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	3509, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

Amenities

Amenities	Bicycle Storage, Car Wash, Fitness Center, Golf Course, Guest Suite, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Guest, Heated Garage, Parkade, Secured, Stall, Titled, Underground, Workshop in Garage

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None

of Stories 9

Exterior

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

Additional Information

Date Listed March 9th, 2024
Date Sold April 1st, 2024
Days on Market 23
Zoning DC (pre 1P2007)
HOA Fees 0.00

Listing Details

Listing Office MaxWell Capital 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.