

\$349,900 - 2101, 24 Hemlock Crescent Sw, Calgary

MLS® #A2130512

\$349,900

2 Bedroom, 2.00 Bathroom, 1,019 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

This spotless condo in Calgary's southwest community of Spruce Cliff. Just a few minutes west from downtown and nestled along the escarpment above the Bow River and neighbours to the Shaganappi Point Golf Course. Beautiful unit featuring 9' ceilings and a large open floor plan. This two bedroom, two bathroom unit has the bedrooms located on either side of the living room and dining room area for added privacy. The large front foyer has a custom built-in desk with storage which makes working from home easy and enjoyable. This ground floor unit enables you to enter from your exterior patio door or from the interior keyless entry. Visitor parking is right in front of the unit making it convenient for guests. West facing windows allow for bright, natural light throughout the home. Recent upgrades include all new stainless-steel appliances, paint, lighting, patio door and railing. This unit shows like a showhome and has been immaculately maintained. Titled underground parking and assigned storage locker comes with this unit. Onsite amenities include fitness center, car wash bay, guest suite, secured bike storage, craft room and workshop. On the community's doorstep are recreational opportunities of Edworthy Park, Lawrey Gardens, the Quarry Road Trail and Douglas Fir Trail hiking paths, and winter community access to Shaganappi Golf Course for cross-country skiing. Pets allowed with board approval. Book your viewing today and don't



miss out.

Built in 2002

Essential Information

MLS® #	A2130512
Price	\$349,900
Sold Price	\$391,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,019
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2101, 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, Gazebo, Golf Course, Guest Suite, Parking, Party Room, Playground, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Courtyard, Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 13th, 2024
Days on Market	3
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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