

\$289,900 - 3316, 24 Hemlock Crescent Sw, Calgary

MLS® #A2164313

\$289,900

1 Bedroom, 1.00 Bathroom, 553 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

The perfect WORK & PLAY location! Only MINUTES INTO DOWNTOWN with endless recreational opportunities at your doorstep. Quick access to the Shaganappi Golf Course, 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 that overlook the Golf Course. BEAUTIFUL VIEWS from your spacious and sunny balcony. This unit boasts FRESH PAINT, STAINLESS STEEL APPLIANCES, a GAS FIREPLACE and a comfortable breakfast bar. The primary bedroom has ample closet space and a large 4-pc cheater ensuite. Other notable features include Corian countertops, in-suite laundry, BBQ gas line, TITLED UNDERGROUND PARKING and 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. You will love living here! Book a showing before it's too late.

Built in 2008

Essential Information



MLS® #	A2164313
Price	\$289,900
Sold Price	\$289,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	553
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	3316, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Golf Course, Guest Suite, Party Room, Secured Parking, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Covered, Enclosed, Heated Garage, Secured, Stall, Titled, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, In Floor, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	9

Exterior

Exterior Features	None
Roof	Asphalt
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	September 10th, 2024
Date Sold	September 20th, 2024
Days on Market	10
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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