

# \$299,000 - 3207, 24 Hemlock Crescent Sw, Calgary

MLS® #A2212624

## \$299,000

1 Bedroom, 1.00 Bathroom, 559 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this bright and charming 1-bedroom unit in the sought-after Copperwood complex, ideally located in scenic Spruce Cliff. This well-designed, south-facing end unit offers privacy and peaceful views overlooking the Shaganappi Golf Course from your oversized 27-foot balcony, perfect for morning coffee or evening sunsets. The open-concept layout features a cozy gas fireplace, large windows for abundant natural light, and a kitchen with stainless steel appliances including a gas stove, breakfast bar, and ample storage. The spacious bedroom easily accommodates a queen-sized bed, while the 4-piece bath and in-suite laundry offer everyday convenience.

This unit also includes titled underground parking, an assigned storage locker, access to a fully-equipped fitness centre just steps from your door, a car wash bay, and a workshop for hobbyists. With a private entrance nearby, easy access to the C-Train, and close proximity to downtown, Westbrook Mall, and the Calgary Public Library, this home is perfect for professionals, first-time buyers, or investors. Pet-friendly (with board approval) and move-in ready—don't miss this one!



Built in 2009

## Essential Information

MLS® # A2212624

Price \$299,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 559               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 3207, 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, Secured Parking, Storage, Car Wash, Guest Suite, Workshop |
| Parking Spaces | 1   |
| Parking        | Parkade, Titled, Underground  |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan  |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator |
| Heating           | Baseboard, Boiler   |
| Cooling           | Other   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 9   |

### **Exterior**

|                   |                |
|-------------------|----------------|
| Exterior Features | Balcony, Other |
|-------------------|----------------|

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Brick, Concrete |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | DC            |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Karen King & Associates Inc. |
|----------------|------------------------------|

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