

# \$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
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Roof	Asphalt Shingle
Construction	Brick, Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	11
Zoning	DC

**Listing Details**

Listing Office	Karen King & Associates Inc.
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