

# \$289,000 - 3207, 24 Hemlock Crescent Sw, Calgary

MLS® #A2212624

## \$289,000

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                         \$289,000



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	Car Wash, Elevator(s), Guest Suite, Secured Parking, Storage, Bicycle Storage, Fitness Center, Workshop
Parking Spaces	1
Parking	Titled, Underground, Parkade
# of Garages	1

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	55
Zoning	DC

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.