

# \$311,900 - 3507, 24 Hemlock Crescent Sw, Calgary

MLS® #A2229360

**\$311,900**

1 Bedroom, 1.00 Bathroom, 670 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

**PRICE REDUCED!!** Located in the serene neighbourhood of Spruce Cliff just steps away from the Shaganappi Golf Course and minutes from the LRT, shopping, and downtown Calgary, this cozy 1 Bed + 1 Bathroom corner unit is the perfect place to call home! Basked in a flood of warm natural light from several large South/South West facing windows, each area is also appointed with modern and luxurious touches to create endless potential. Entering through a sizeable foyer you are greeted to an inviting dining/living area with 9ft ceilings, a complete view of the fully equipped kitchen, and access to the stunning balcony view. Passing by the beautiful views of the Shaganappi Golf Course, the large primary bedroom boasts a 10ft ceiling, walk-in-closet, and easy access to the large 4pc bathroom complete with ample storage. Not only is this corner unit a quiet haven from busy city life thanks to the building's concrete construction, the primary bedroom is further isolated from potential noise thanks to it's position away from the unit above! The Copperwood complex is generously appointed with amenity after amenity, namely the heated underground parking with a full workshop, car wash, and crafting room for all your hands-on projects. Host your friends and family in the Party Room or get your sweat on in the spacious gym, there is no shortage of perks when it comes to owning this unit. Finally, adding to this list of perks is the large Titled Parking stall located RIGHT NEXT to the secure Storage Lockers



for easy access to winter tires, outdoor gear,  
and more. Book your showing today and don't  
miss out on this gem!

Built in 2010

### **Essential Information**

MLS® #	A2229360
Price	\$311,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	670
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3507, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Z1

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Car Wash, Workshop
Parking Spaces	1
Parking	Heated Garage, Secured, Titled, Underground

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Recreation Facilities, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	9
Basement	None

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	31
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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