

\$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 | 13 |
| Zoning | DC |

Listing Details

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

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