

# \$449,000 - 3605, 24 Hemlock Crescent Sw, Calgary

MLS® #A2206669

**\$449,000**

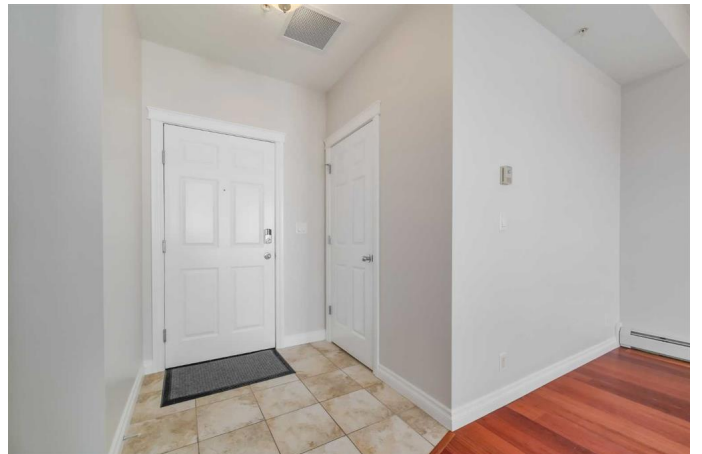
2 Bedroom, 2.00 Bathroom, 1,061 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this beautiful 2-bed, 2-bath, corner - end unit located in the only concrete building in desirable Copperwood complex. This lovely and quiet, move-in ready unit offers over 1000 SF of stylish comfortable living area and the 9â€™™ ceilings add to the spacious feel of the unit. The living room features big windows, and access to the large balcony as well as a corner fireplace to keep you warm on those cooler evenings. The well-appointed kitchen offers plenty of cabinets, stainless steel appliances, Corian counter tops and eating bar. The bright primary bedroom easily accommodates a king-size bed and features a luxurious en-suite with a corner soaker tub and 4-foot walk-in shower.

A nice walk-in closet completes the ownerâ€™™s private space. The secondary bedroom accommodates a queen-sized bed and is conveniently located near a full 4-piece bathroom with an extended vanity. The must-have in-suite laundry features washer/dryer and convenient shelving. Additional inclusions of this property are Air-conditioning, upgraded blinds, storage locker and over sized titled underground parking. The Copperwood complex is quietly situated by Shaganappi Golf Course, and offers several on-site amenities including fitness centre, party room, car wash, workshop, and visitor parking.

Built in 2008



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206669          |
| Price          | \$449,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,061             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3605, 24 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3C2Z1                       |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Secured Parking, Visitor Parking, Car Wash |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Parkade, Titled, Underground   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 8   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Membrane        |
| Construction      | Brick, Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 4               |
| Zoning         | DC              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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