

# \$292,000 - 3608, 24 Hemlock Crescent Sw, Calgary

MLS® #A2232588

## \$292,000

1 Bedroom, 1.00 Bathroom, 542 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Stylishly Renovated One-Bedroom Unit with Central A/C in a Prime Location Near Shaganappi Golf Course! Welcome to this beautifully updated one-bedroom unit in the sought-after Copperwood building, ideally located just steps away from the Shaganappi Golf Course. With easy access to major roadways, shopping centres, the LRT station, local parks, and even the nearby library, everything you need is just moments away. Step inside and discover an, open-concept living area with vinyl flooring and stunning quartz countertops. The large south-facing balcony, with mountain views, floods the unit with natural light ensuring a bright space through out the year. In suite laundry, underground parking, bike storage, and storage locker are just the beginning of the many features that make living here truly enjoyable. The Copperwood building is packed with amenities such as the fully-equipped fitness centre, guest suite for visitors, car wash, meeting room, and workshop. Whether you're a first-time homebuyer, downsizing, or looking for an investment property, this renovated unit offers exceptional value with the added benefit of central air conditioning that the lower floors don't have. Book your showing today!

Built in 2008

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2232588          |
| Price          | \$292,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 542               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3608, 24 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3C 2Z1                      |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Parking, Bicycle Storage |
| Parking Spaces | 1  |
| Parking        | Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, See Remarks                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 9  |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction      Brick, Concrete

### **Additional Information**

Date Listed      June 19th, 2025

Days on Market      40

Zoning      DC (pre 1P2007)

### **Listing Details**

Listing Office      Century 21 Bamber Realty LTD.

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