

\$316,000 - 2207, 24 Hemlock Crescent Sw, Calgary

MLS® #A2158830

\$316,000

1 Bedroom, 1.00 Bathroom, 670 sqft
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

INNER-CITY LIVING IN THIS 1-BED/1-BATH
CONDO & 2 PARKING STALLS IN
DESIRABLE SPRUCE CLIFF! Welcome

home to 24 Hemlock Crescent SW #2207,
located steps to the Bow River & the
Shaganappi Point Golf Course in the
sought-after Copperwood complex in Spruce
Cliff. Entering the unit, you step into a bright
and welcoming foyer with a tiled floor that
extends into the kitchen and main living area.
To your right is the perfect home office space
complete with beautiful maple wood built-ins
including a desk and shelves. The kitchen
features rich maple cabinetry, granite
countertops, and stainless steel appliances.
Both fridge and microwave have been recently
replaced and are only a few months old. A
raised eating bar offers additional seating for
all of your guests to enjoy. The kitchen opens
up to the main living area, creating an
open-concept space. The living area has large
windows allowing in plenty of natural light & a
COZY tiled gas fireplace with a mantle as the
focal point of the living space. The door off the
living area leads to a private west-facing
balcony. Stepping back inside to the master
bedroom, which includes a large window & a
spacious walk-in closet with ample hanging
and shelving space. The 4-piece bathroom,
accessible from both the bedroom and
hallway, is equipped with a soaker tub, a
vanity with storage, and a granite countertop.
To finish off the inside of the unit is a full-sized
dedicated laundry room with ample storage



space. This unit comes with TWO titled underground parking stalls (#71 & #79) in the heated and secured parkade which means never having to warm up your car ever again! It also comes with an assigned storage locker for all larger seasonal items like bikes, sports equipment or Christmas decorations. The Copperwood complex provides several amenities in the Club House, including a full fitness center, social/party room, board room, car wash bay & even a workshop. Plus, the complex has an excellent management company! They've been proactive to address issues including replacing the roof very recently. Other updates include a scheduled elevator replacement and a refreshment of all common area hallways as well as beautiful well-kept grounds. Situated directly across from the Shaganappi Point Golf Course and many more of the best inner city parks & walking/biking paths in Calgary including Edworthy Park, Pumphouse Park, Douglas Fir Trail, & Quarry Trail. Or if you want a day by the water - you're in luck as the Bow River is just steps away! Nearby is the Westbrook Shopping Plaza & Westbrook LRT Station with free fare offered downtown. The location offers easy access to the rest of the city through several major roadways including Crowchild Trail, Bow Trail & Memorial Drive. Jumping in the car: Downtown is a 9 min drive (6.6KM), Airport is a 31 min drive (25.5KM), & Banff is a 1 hr 25 min drive (122KM).

Built in 2002

Essential Information

MLS® #	A2158830
Price	\$316,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1

Square Footage	670
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	2207, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

Amenities

Amenities	Clubhouse, Car Wash, Elevator(s), Fitness Center, Gazebo, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Workshop
Parking Spaces	2
Parking	Heated Garage, Parkade, Secured, Stall, Underground

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Freezer, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed February 13th, 2025
Days on Market 47
Zoning DC (pre 1P2007)

Listing Details

Listing Office RE/MAX First

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