

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

MLS® #A2206669

\$449,000

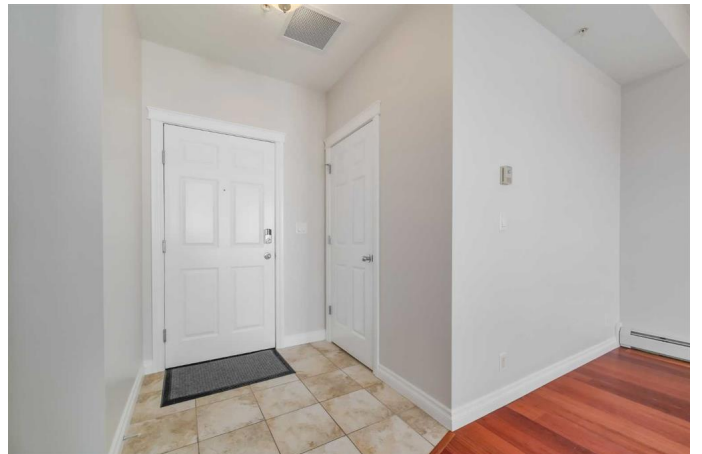
2 Bedroom, 2.00 Bathroom, 1,061 sqft
Residential on 0.00 Acres

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 | Car Wash, Fitness Center, Guest Suite, Secured Parking, Visitor Parking, Elevator(s), Party Room, Recreation Room |
| 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 | Hot Water, Natural Gas, Baseboard |
| 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 | 12 |
| Zoning | DC |

Listing Details

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

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