

# \$344,900 - 3204, 24 Hemlock Crescent Sw, Calgary

MLS® #A2207667

**\$344,900**

1 Bedroom, 1.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

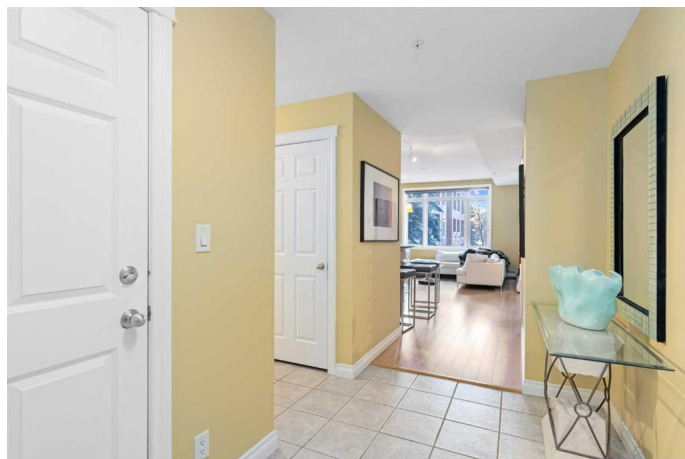
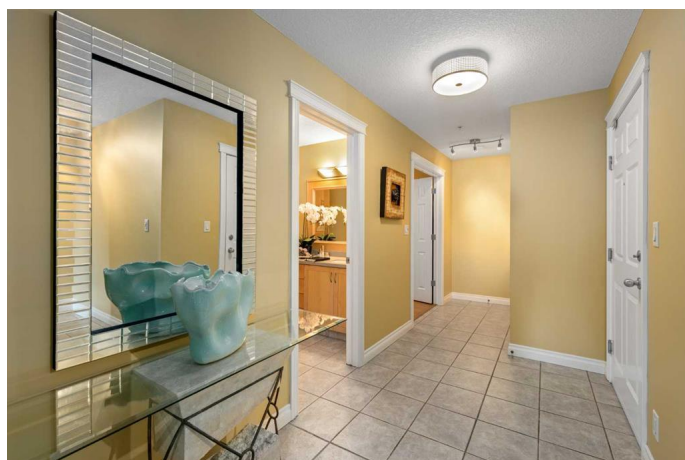
Open House Saturday April 5th - 2-4pm and Sunday April 6th - 12-2pm. Welcome to this stylish 1-bedroom, PLUS DEN condo, with 2 TITLED UNDERGROUND PARKING SPOTS, in the highly sought-after Copperwood 1 building, where modern living meets ultimate convenience. Featuring soaring 9' ceilings and an open-concept design, this home feels bright and spacious, making it perfect for professionals, first-time buyers, or those looking to downsize. With two titled underground parking spots and a dedicated storage unit, this property offers practicality and ease. The Copperwood 1 building boasts exceptional amenities, including a car wash bay, a workshop, and a FITNESS CENTER RIGHT DOWN THE HALLWAY, catering to a variety of lifestyles. Ideally located next to Shaganappi golf course, this condo provides a serene setting while being just minutes from shopping, transit, and schools. Whether you're enjoying the tranquil surroundings or taking advantage of the nearby conveniences, this condo is the perfect blend of comfort, luxury, and location. Don't miss out—schedule your private viewing today!

Built in 2008

## Essential Information

MLS® # A2207667

Price \$344,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 939               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 3204, 24 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3C 2Z1                      |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Golf Course, Party Room, Secured Parking, Storage, Trash, Visitor Parking, Workshop, Guest Suite |
| Parking Spaces | 2   |
| Parking        | Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 9   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

Construction            Brick, Concrete, Stucco

**Additional Information**

Date Listed            April 1st, 2025  
Days on Market        14  
Zoning                  DC

**Listing Details**

Listing Office           RE/MAX First

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