

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

MLS® #A2206669

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,061 sqft

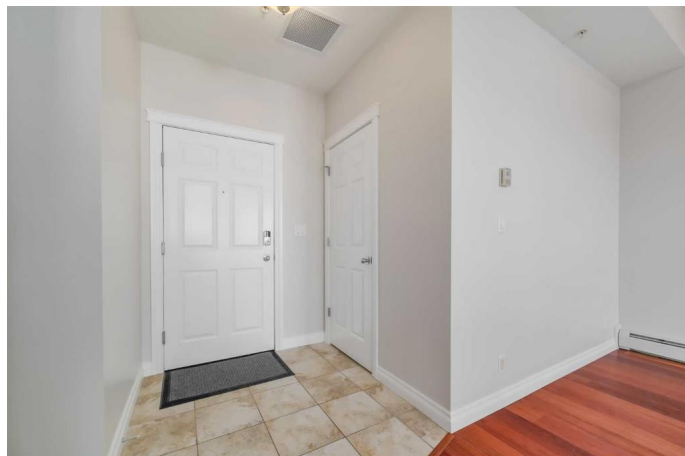
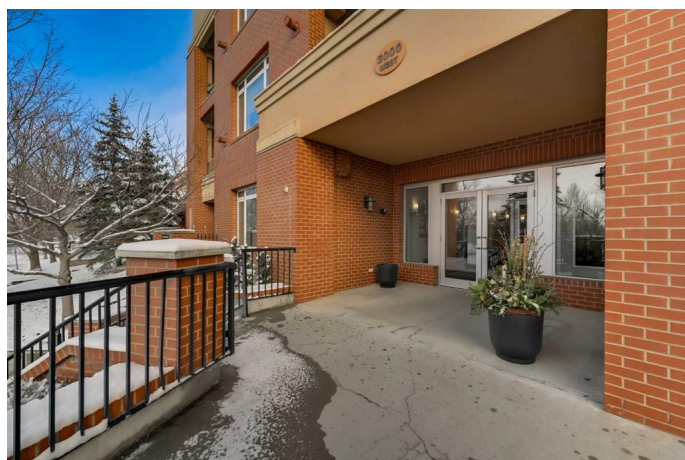
Residential on 0.00 Acres

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, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Secured Parking, Visitor Parking
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	14
Zoning	DC

**Listing Details**

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

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