

# \$329,900 - 3507, 24 Hemlock Crescent Sw, Calgary

MLS® #A2229360

**\$329,900**

1 Bedroom, 1.00 Bathroom, 670 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

BACK ON THE MARKET! Located in the serene neighbourhood of Spruce Cliff just steps away from the Shaganappi Golf Course and minutes from the LRT, shopping, and downtown Calgary, this cozy 1 Bed + 1 Bathroom corner unit is the perfect place to call home! Basked in a flood of warm natural light from several large South/South West facing windows, each area is also appointed with modern and luxurious touches to create endless potential. Entering through a sizeable foyer you are greeted to an inviting dining/living area with 9ft ceilings, a complete view of the fully equipped kitchen, and access to the stunning balcony view. Passing by the beautiful views of the Shaganappi Golf Course, the large primary bedroom boasts a 10ft ceiling, walk-in-closet, and easy access to the large 4pc bathroom complete with ample storage. Not only is this corner unit a quiet haven from busy city life thanks to the building's concrete construction, the primary bedroom is further isolated from potential noise thanks to it's position away from the unit above! The Copperwood complex is generously appointed with amenity after amenity, namely the heated underground parking with a full workshop, car wash, and crafting room for all your hands-on projects. Host your friends and family in the Party Room or get your sweat on in the spacious gym, there is no shortage of perks when it comes to owning this unit. Finally, adding to this list of perks is the large Titled Parking stall located



RIGHT NEXT to the secure Storage Lockers  
for easy access to winter tires, outdoor gear,  
and more. Book your showing today and don't  
miss out on this gem!

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229360          |
| Price          | \$329,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 670               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3507, 24 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3C2Z1                       |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking, Car Wash, Party Room, Workshop |
| Parking Spaces | 1                                                                                                      |
| Parking        | Heated Garage, Secured, Titled, Underground                                                            |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, No Smoking Home, Recreation Facilities, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See                                     |

|                 |                                                 |
|-----------------|-------------------------------------------------|
|                 | Remarks, Washer/Dryer Stacked, Window Coverings |
| Heating         | Baseboard, Natural Gas                          |
| Cooling         | None                                            |
| Fireplace       | Yes                                             |
| # of Fireplaces | 1                                               |
| Fireplaces      | Gas, Living Room, Tile                          |
| # of Stories    | 9                                               |
| Basement        | None                                            |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 14              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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