

# \$309,900 - 3417, 24 Hemlock Crescent Sw, Calgary

MLS® #A2208699

**\$309,900**

1 Bedroom, 1.00 Bathroom, 561 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Price reduced! Delightful, upgraded south facing condo directly over looking the golf course! This one bedroom unit is in the upscale Copperwood CONCRETE tower and will impress even the most discerning buyer! The owner has upgraded many items and lovingly maintained it through the years. Note the beautiful hardwood flooring, master bedroom drapes, and, the new/newer appliances! This 1 bedroom layout is perfect for a young couple or single professional wanting to enjoy the inner city lifestyle without being downtown. The full bath is oversized and provides plenty of space and is also accessed from the bedroom. Enjoy the gas fireplace on cooler winter nights and the ceiling fan for warmer summer days. Outside, the south exposed deck lets you enjoy the sunshine while enjoying the serene golf course views! As a huge added bonus, there is direct access from this suite to the amenities building without going outside! You won't need a gym membership anymore as the gym is fully equipped! Also, enjoy the convenience of heated underground parking! As an added bonus, never pay for car washes anymore because the building has its own! Also, there is a "workhop" area offering handy people an area to do things like bike tune-ups, and there is a secure bike storage room! From this exceptional location, enjoy walks along the beautiful Douglas Fir trail down to the Bow River and beyond. Also, Calgary's only LRT subway stop is just a short walk away! Don't



miss out on this rare opportunity!

Built in 2009

### Essential Information

MLS® #	A2208699
Price	\$309,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	561
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3417, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

### Amenities

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

### Interior

Interior Features	Elevator, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	9

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

## Additional Information

Date Listed	April 5th, 2025
Days on Market	27
Zoning	DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
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