

# \$265,000 - 3608, 24 Hemlock Crescent Sw, Calgary

MLS® #A2254431

## \$265,000

1 Bedroom, 1.00 Bathroom, 542 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Stylishly Renovated One-Bedroom Unit with Central A/C in a Prime Location Near Shaganappi Golf Course! Welcome to this beautifully updated one-bedroom unit in the sought-after Copperwood building, ideally located just steps away from the Shaganappi Golf Course.

With easy access to major roadways, shopping centres, the LRT station, local parks, and even the nearby library, everything you need is just

moments away. Step inside and discover an, open-concept living area with vinyl flooring and stunning quartz countertops. The large south-facing

balcony floods the unit with natural light, ensuring a bright space through out the year.

The Copperwood building is packed with amenities such as the fully-equipped fitness centre, guest suite for visitors, car wash, meeting room, and workshop. Whether you're a first-time homebuyer, downsizing, or looking for an investment property, this renovated unit offers exceptional value. Book your showing today!



Built in 2008

## Essential Information

MLS® # A2254431

Price \$265,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 542               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3608, 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, Guest Suite, Parking |
| Parking Spaces | 1                                                                  |
| Parking        | Parkade, Underground                                               |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, See Remarks                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | Central Air                                                                                  |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 9                                                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 58                  |
| Zoning         | DC (pre 1P2007)     |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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