

3207, 24 Hemlock Crescent SW  
Calgary, Alberta

MLS # A2212624

\$299,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	559 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** All furnishings in the unit are included in the sale (barstools, coffee table, tv, tv stand, dresser, bed)

Welcome to this bright and charming 1-bedroom unit in the sought-after Copperwood complex, ideally located in scenic Spruce Cliff. This well-designed, south-facing end unit offers privacy and peaceful views overlooking the Shaganappi Golf Course from your oversized 27-foot balcony, perfect for morning coffee or evening sunsets. The open-concept layout features a cozy gas fireplace, large windows for abundant natural light, and a kitchen with stainless steel appliances including a gas stove, breakfast bar, and ample storage. The spacious bedroom easily accommodates a queen-sized bed, while the 4-piece bath and in-suite laundry offer everyday convenience. This unit also includes titled underground parking, an assigned storage locker, access to a fully-equipped fitness centre just steps from your door, a car wash bay, and a workshop for hobbyists. With a private entrance nearby, easy access to the C-Train, and close proximity to downtown, Westbrook Mall, and the Calgary Public Library, this home is perfect for professionals, first-time buyers, or investors. Pet-friendly (with board approval) and move-in ready—don't miss this one!