# \$274,900 - 3416, 24 Hemlock Crescent Sw, Calgary

MLS® #A2227405

### \$274,900

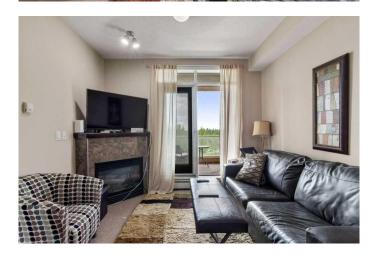
1 Bedroom, 1.00 Bathroom, 551 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this beautifully appointed one-bedroom suite in the desirable Copperwood high-rise, offering the perfect blend of comfort, convenience, and style. Ideally situated just steps from the Shaganappi Point C-Train Station, this home provides effortless access to downtownâ€"only a 5-minute rideâ€"while backing onto the serene Shaqanappi Golf Course with picturesque views of the back nine. Inside, this bright and inviting unit is packed with premium upgrades that enhance both aesthetics and functionality. The 9-foot knockdown ceilings add a sense of openness, while large windows let in plenty of natural light. The cozy gas fireplace is a perfect focal point in the living area, ideal for relaxing evenings or hosting guests. The modern kitchen is equipped with stainless steel appliances, Corian counters, and sleek marble accents, making meal prep feel like a treat. Adjacent to the kitchen is a spacious dining area that opens onto your private, south-facing balcony, where you can enjoy your morning coffee or unwind while taking in golf course views. The spacious bedroom offers a peaceful retreat with ample closet space and easy access to the well-appointed bathroom. Additional upgrades include tile flooring throughout, and a convenient front-loading washer and dryer tucked neatly into the unit. Living in Copperwood means more than just a beautiful homeâ€"it's a lifestyle. The building features top-tier amenities, including a fully equipped fitness







centre, social/party room, guest suites, a car wash bay, and heated underground parking. Whether you're a first-time buyer, downsizer, or investor, this condo offers exceptional value and livability. Located just minutes from Westbrook Mall, you'll enjoy quick access to Safeway, Walmart, cafes, and transit options. This is urban living at its most convenient, with nature, city life, and amenities all within reach. Don't miss this opportunity to own a gorgeous suite in one of Calgary's most connected and scenic communities!

#### Built in 2009

#### **Essential Information**

MLS® # A2227405 Price \$274,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 551

Acres 0.00

Year Built 2009

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 3416, 24 Hemlock Crescent Sw

Subdivision Spruce Cliff

City Calgary
County Calgary
Province Alberta
Postal Code T3C 2Z1

#### **Amenities**

Amenities Clubhouse, Elevator(s), Fitness Center, Guest Suite, Recreation Room,

Secured Parking, Storage, Visitor Parking

Parking Spaces 1

Parking Parkade, Stall, Titled, Underground

#### Interior

Interior Features Breakfast Bar, Stone Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

# of Stories 9

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Stucco

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 12

Zoning DC (pre 1P2007)

### **Listing Details**

Listing Office Royal LePage Benchmark

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