

# \$449,000 - 3605, 24 Hemlock Crescent Sw, Calgary

MLS® #A2206669

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,061 sqft

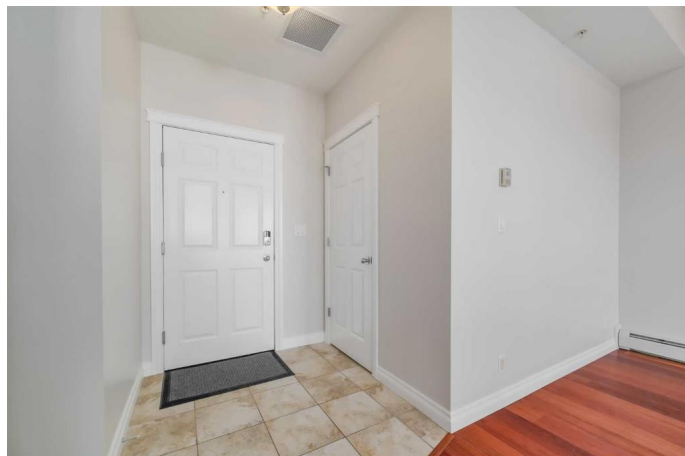
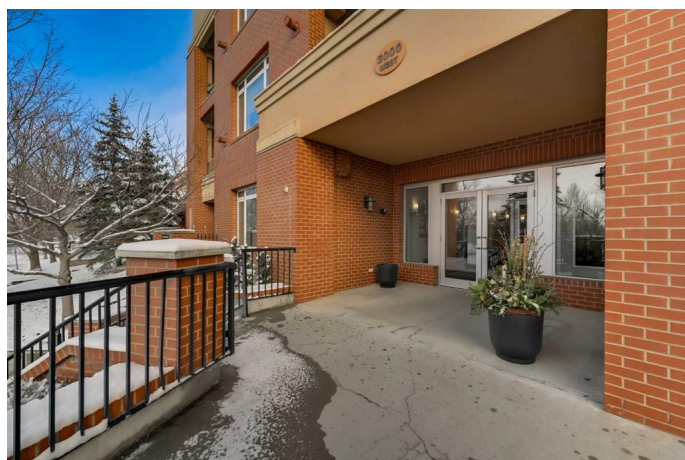
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this beautiful 2-bed, 2-bath, corner - end unit located in the only concrete building in desirable Copperwood complex. This lovely and quiet, move-in ready unit offers over 1000 SF of stylish comfortable living area and the 9â€™™ ceilings add to the spacious feel of the unit. The living room features big windows, and access to the large balcony as well as a corner fireplace to keep you warm on those cooler evenings. The well-appointed kitchen offers plenty of cabinets, stainless steel appliances, Corian counter tops and eating bar. The bright primary bedroom easily accommodates a king-size bed and features a luxurious en-suite with a corner soaker tub and 4-foot walk-in shower.

A nice walk-in closet completes the ownerâ€™™s private space. The secondary bedroom accommodates a queen-sized bed and is conveniently located near a full 4-piece bathroom with an extended vanity. The must-have in-suite laundry features washer/dryer and convenient shelving. Additional inclusions of this property are Air-conditioning, upgraded blinds, storage locker and over sized titled underground parking. The Copperwood complex is quietly situated by Shaganappi Golf Course, and offers several on-site amenities including fitness centre, party room, car wash, workshop, and visitor parking.

Built in 2008



## Essential Information

MLS® #	A2206669
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	3605, 24 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Z1

## Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	8

## Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	18
Zoning	DC

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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