

# \$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 Shaganappi 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€”itâ€™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
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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	15
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Royal LePage Benchmark
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