

**3608, 24 Hemlock Crescent SW
 Calgary, Alberta**

MLS # A2254431



\$265,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	542 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard		
Floors:	Laminate, Tile		
Roof:	-		
Basement:	-		
Exterior:	Brick, Concrete		
Foundation:	-		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 392		
LLD:	-		
Zoning:	DC (pre 1P2007)		
Utilities:	-		

Features: Breakfast Bar, No Animal Home, No Smoking Home, See Remarks

Inclusions: N/A

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!