

**3207, 24 Hemlock Crescent SW**  
**Calgary, Alberta**
**MLS # A2212624**

**\$299,000**

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

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!