

3416, 24 Hemlock Crescent SW
Calgary, Alberta

MLS # A2227405



\$274,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	551 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: -

Basement: -

Exterior: Brick, Concrete, Stucco

Foundation: -

Features: Breakfast Bar, Stone Counters

Water: -

Sewer: -

Condo Fee: \$ 407

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

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 downtown—only a 5-minute ride—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 home—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!