3113 24 Hemlock Crescent SW

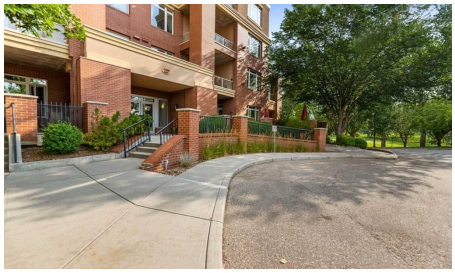
Calgary | Active | MLS® A2338872

$282,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2006**	**702 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to this inviting one-bedroom apartment condo in the desirable community of Spruce Cliff, ideally situated beside the Shaganappi Point Golf Course and offering a convenient inner-city lifestyle. The well-designed floor plan features a spacious living room highlighted by a cozy corner gas fireplace, creating a comfortable space to relax or entertain. The adjoining dining area flows into the kitchen, where a sit-up breakfast bar provides additional seating and a great spot for casual meals or morning coffee. The generously sized bedroom is complemented by a four-piece bathroom, while the private patio offers your own outdoor space to unwind and enjoy the warmer months. The unit also includes an assigned underground parking stall and a separate storage locker for added convenience. Residents of the complex can take advantage of the onsite fitness facility and recreation centre. The location is hard to beat, with the LRT station, Westbrook Mall and the local library all within walking distance, plus easy access to nearby parks, pathways and amenities. Downtown Calgary is just a short 10-minute drive away, making this an excellent option for first-time buyers, professionals, downsizers or investors looking to add a well-located property to their rental portfolio.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338872
Bedrooms	1
Bathrooms	1
Year Built	2006
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	702 sq. ft.
Main Level Finished Area:	702 sq. ft.

Condo Fee:	$525.00
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	1
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2006 (Age: 20)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0912021
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Copperwood
Community:	Spruce Cliff
Amenities:	None
Appliances:	See Remarks
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 16'2" × 12'10" ·
Main Floor	Dining Room · 12'10" × 6' ·
Main Floor	Kitchen · 9'8" × 8'9" ·
Main Floor	Bedroom - Primary · 13'8" × 10'6" ·
Main Floor	Laundry · 3'8" × 3'3" ·
Title to Land:	Fee Simple
Community Features:	Golf, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar
Exterior Features:	None

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3113-24-hemlock-crescent-sw-calgary-a2338872/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 08:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.