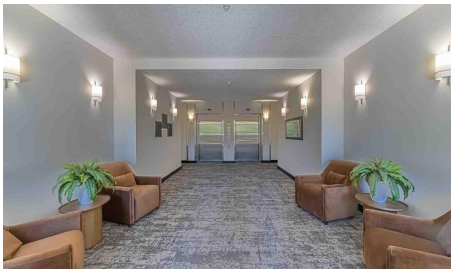
3302 24 Hemlock Crescent SW

Calgary | Active | MLS® A2342095

$265,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2009**	**753.12 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to this bright and well-appointed 1-bedroom + den condo offering approximately 753 sq. ft. of comfortable and functional living space in the desirable community of Spruce Cliff. A standout feature of this property is that it is the only CONCRETE building in Copperwood, offering a distinctive construction feature that sets it apart from other buildings in the area.This south-facing unit features 9-foot ceilings, a cozy corner fireplace, and a private balcony with golf course views.

The kitchen is designed for both everyday living and entertaining, featuring quartz countertops, rich-toned wood cabinetry, stainless steel appliances, and a convenient eating bar. Ceramic tile flooring extends through the kitchen, bathroom, and hallway. The spacious 4-piece bathroom offers convenient dual access, with one entrance directly from the bedroom and a second entrance from the hallway, providing both ensuite-style privacy and easy access for guests. The bedroom comes with two walk-through closets. The in-suite washer and dryer add everyday convenience.

Enjoy a range of amenities within the building, including a fitness room, library, meeting room, bicycle storage, and bicycle repair area. The titled underground parking stall and storage locker are conveniently located on the same level, close to the bicycle facilities. The underground parkade also features a car wash bay, providing added convenience for keeping your vehicle clean year-round. Need an extra parking space? Additional parking stalls are still available for purchase directly from the developer, subject to availability.

The private balcony is equipped with a natural gas BBQ line and water tap, making outdoor entertaining and balcony maintenance easy.

Located in Spruce Cliff, this home offers excellent access to transportation, recreation, and everyday amenities. Westbrook LRT Station is approximately a 1.3 km walk away, providing convenient access to downtown and other areas of the city. The Bow River and its pathways are also close by, offering opportunities for walking, cycling, and outdoor recreation. Downtown Calgary is only about a 9-minute drive away, making this an ideal location for those who value both convenience and accessibility.

Quick possession is available. A wonderful opportunity for homeowners or investors seeking a well-appointed home in an established and convenient Calgary community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342095
Bedrooms	1
Bathrooms	1
Year Built	2009
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:	753.12 sq. ft.
Main Level Finished Area:	753.12 sq. ft.
Condo Fee:	$553.65
Condo Fee Includes:	Amenities of HOA/Condo, Gas, Heat, Insurance, Maintenance Grounds, Parking, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
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, Hot Water
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	No
Garage Spaces:	1
Parking:	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:	Car Wash, Elevator(s), Fitness Center, Park, Party Room, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Yes

Main Floor	Living Room · 15'3" × 11'3" ·
Main Floor	Kitchen · 11'3" × 10'5" ·
Main Floor	Bedroom - Primary · 17'1" × 10' ·
Main Floor	Den · 7'4" × 7'1" ·
Main Floor	Foyer · 8'2" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Golf, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Kitchen Island, Quartz Counters, See Remarks, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s), See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3302-24-hemlock-crescent-sw-calgary-a2342095/

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