\$430,000 - 4306, 24 Hemlock Crescent Sw, Calgary

MLS® #A2222840

\$430,000

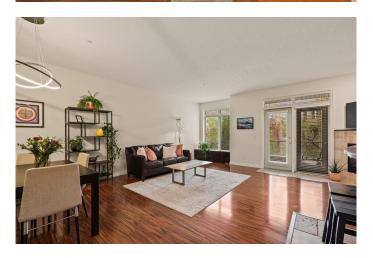
2 Bedroom, 2.00 Bathroom, 1,142 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

The COPPERWOOD!! LOCATION ALERT! Adjacent Shaganappi Golf Course, wonderful walking trails via the Douglas Fir Trail to the Bow Valley, closeby the West LRT, and ease of access downtown or west via Bow Trailâ€l. This is a great location and a great property. There is a lot to love here… this unit boasts 1142 sq ft of living space with 2 beds & 2 baths on the 3rd floor. Maple hardwoods, designer lighting fixtures, corner fireplace, granite counters and a quiet balcony to enjoy a glass of wine following a busy day. This home features a broad open plan, and abundance of space which easily accommodates a living room, dining space and an open concept kitchen for entertaining. The primary bedroom offers a balcony and a 5pc en suite with granite countertops. The second bedroom is well-sized and enjoys a full 4pc bath as well. There is a well-designed mud room/walk-in closet and in suite laundry… PLUS…. in-floor heat! AFFORDABLE CONDO FEES which include gas, heat, water & sewer and a FITNESS CENTER, party room and guest suite. This unit comes with a single underground heated parking stall and a Car Wash!! LOCATION? You will love the direct access to the Bow Valley path system, a short walk to the West LRT and Pie Junkie too!







Built in 2002

Essential Information

MLS® # A2222840 Price \$430,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,142

Acres 0.00 Year Built 2002

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 4306, 24 Hemlock Crescent Sw

Subdivision Spruce Cliff

City Calgary
County Calgary
Province Alberta
Postal Code T3C 2Z1

Amenities

Amenities Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Fitness Center,

Snow Removal, Storage, Visitor Parking, Gazebo, Guest Suite, Party

Room, Secured Parking, Workshop

Parking Spaces 1

Parking Titled, Underground

of Garages 1

Interior

Interior Features Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating In Floor Cooling None

Fireplace Yes # of Fireplaces 1

Fireplaces Gas

of Stories 4

Exterior

Exterior Features Balcony

Construction Brick, Stucco

Additional Information

Date Listed May 20th, 2025

Days on Market 3

Zoning DC

Listing Details

Listing Office RE/MAX First

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