

# \$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 Trail! 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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