

**3306, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2292655**



**\$377,500**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 718
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** N/A

Discover an exceptional corner suite in the highly sought-after Copperwood, nestled in the northwest corner of a stylish 9-storey concrete building. This bright one-bedroom plus den unit boasts expansive transom windows in both the living room and bedroom, flooding the space with natural light throughout the year. The open-concept layout is perfect for entertaining, with custom maple cabinetry enhancing the kitchen, complemented by sleek black appliances and solid surface countertops. The spacious bathroom, accessible from both the hallway and the master bedroom, features a luxurious corner soaker tub, a walk-in shower, and ample vanity space along with a linen closet. The generously sized bedroom accommodates a king-sized bed and includes a large walk-in closet for all your storage needs. The cozy den serves as an ideal office space or additional storage area. Step outside onto the nicely sized deck, perfect for setting up a patio set and barbecue while still leaving room for relaxation. This unit comes with a titled underground parking stall, an underground storage locker, and access to the guest suite and amenities building, which includes a gym, boardrooms, and a party room. Seize this opportunity to own a new home in the desirable Copperwood community, just minutes from downtown.