

# \$314,900 - 3307, 24 Hemlock Crescent Sw, Calgary

MLS® #A2217680

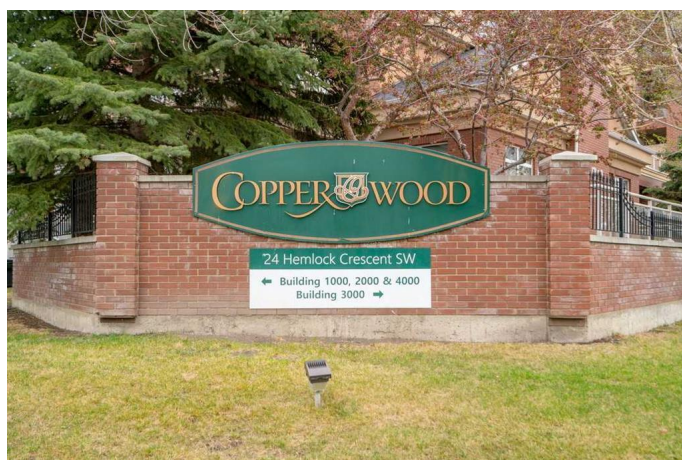
**\$314,900**

1 Bedroom, 1.00 Bathroom, 674 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Discover Unit 3307, a stylish corner suite with brick exterior detail in a concrete building, blending unique beauty with durability. Ideally located in coveted Building 3000 West, this 9-storey Copperwood 1 high rise offers the rare advantage of direct indoor access to Copperclub, convenient for entrance to the gym, business centre, party room, guest suite, carwash bay, craft room, workshop, and bicycle storage amenities. Nestled on the third floor, tucked at the end of the hallway, this 674 sq ft sunny southwest-facing unit with abundant windows bathes in natural light and offers an open-concept floor plan, plus a 90 sq ft covered balcony to enjoy the refreshing fresh air, barbecuing, and serene skyline sunsets. Upon entry, a spacious foyer, apart from the living area, offers a private, welcoming space to drop groceries, greet guests, or remove your shoes, leading you into a bright dining and living area with 9-ft ceilings, where a cozy gas fireplace adds warmth and charm to the welcoming atmosphere, while the fully-equipped kitchen, with a raised breakfast bar, offers the perfect vantage point to enjoy stunning views of the Shaganappi Golf Course, and the well-lit bedroom, with two walls of windows and 10-ft ceilings, offers a walk-in closet and 4-piece semi-ensuite for guest access and privacy. Additional highlights include in-suite laundry, a secure heated underground parking stall, and a separate assigned storage locker for extra storage. This pet-friendly, well-managed complex has



undergone numerous upgrades: new roof and modern lobby (2024), deck column repairs (2021), building envelope (2018/19), and Kitec replacement (2013/14), making it a worry-free investment for first-time buyers, professionals or downsizers. Situated in the desirable community of Spruce Cliff, this location delivers unmatched ease, minutes from downtown and a short walk to 17th Avenue for quick access to shops, restaurants, and transit, seamlessly blending city living with peaceful surroundings. Everything you need to feel at home!

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2217680          |
| Price          | \$314,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 674               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 3307, 24 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3C 2Z1                      |

**Amenities**

|           |  |
|-----------|--|
| Amenities | Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Garbage Chute, |
|-----------|--|

|                |   |
|----------------|---|
|                | Guest Suite, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Stall, Titled, Underground   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked   |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 9  |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, BBQ gas line   |
| Roof              | Membrane                |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 11            |
| Zoning         | DC            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Zolo Realty |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.