$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 Cliffe, 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, Elevator(s), Fitness Center, Garbage Chute, Guest

	Suite, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, 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	3
Zoning	DC

Listing Details

Listing Office	Zolo Realty

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