



\$ 320,000.00

## 3305 24 HEMLOCK CRESCENT SW CALGARY

<https://paulbrinton.com>

WHAT AN INCREDIBLE PRICE! Located in the only concrete building in the desirable Copperwood complex, this lovely and quiet, move-in ready unit offers over 1000 SF of stylish and comfortable living area. The living room features big windows and access to the large sunny balcony as well as a corner...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment

**MLS ® #:** A1151262

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2008

**Parking:** Titled, Underground

**Post Updated:** 2021-11-08 18:21:12

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/10/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Gas

**Exterior Features:** Courtyard,Garden

**Cooling:** None

**Interior Features:** Built-in Features,Kitchen Island

**Heating Type:** Baseboard,Natural Gas

**Fireplace:** 1

**Association Amenities:** Car Wash,Elevator(s),Fitness Center,Recreation Facilities,Workshop

**Community Features:** Golf,Schools Nearby,Playground,Shopping Nearby

**District:** CAL Zone W

**Inclusions:** Murphy bed

**Roof Type:** Membrane

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** DC (pre 1P2007)

**Laundry features:** In Unit

**Transaction Type:** For Sale



**List Price Square Foot:** \$ 329.30

**Photo Count:** 34

**Unit Exposure:** N,W

**Construction Materials:**

Brick,Concrete,Stucco

**Appliances:** Dishwasher,Dryer,Electric  
Oven,Garage Control(s),Microwave Hood  
Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Spruce Cliff

**Restrictions:** Pet Restrictions or Board  
approval Required

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Unit Number:** 3305

**Suite:** No

**Living Area SF:** 1017.00

**Structure Type:** High Rise (5+ stories)

