



THE
A-TEAM

**RE/MAX
FIRST**

24 HEMLOCK Crescent #3204, Calgary T3C 2Z1

MLS®#: **A2186269** Area: **Spruce Cliff** Listing Date: **01/17/25** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **938**

Low Sqft:

Ttl Sqft: **938**

DOM

15

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Concrete, Stucco**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	10`0" x 6`6"	4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	10`0" x 11`6"	Living Room	Main	13`6" x 14`6"
Bedroom	Main	11`6" x 11`0"			

Legal/Tax/Financial

Condo Fee: **\$639** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 0912021

Remarks

Pub Rmks: **Welcome to this stylish 1-bedroom, PLUS DEN condo in the highly sought-after Copperwood 1 building, where modern living meets ultimate convenience. Featuring soaring 9' ceilings and an open-concept design, this home feels bright and spacious, making it perfect for professionals, first-time buyers, or those looking to downsize. With TWO TITLED underground parking spots and a dedicated storage unit, this property offers practicality and ease. The Copperwood 1 building boasts exceptional amenities, including a car wash bay, a fitness center, and a workshop, catering to a variety of lifestyles. Ideally located next to Shaganappi golf course, this condo provides a serene setting while being just minutes from shopping, transit, and schools. Whether you're enjoying the tranquil surroundings or taking advantage of the nearby conveniences, this condo is the perfect blend of comfort, luxury, and location. Don't miss out—schedule your private viewing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







