



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**24 HEMLOCK Crescent #3204, Calgary T3C 2Z1**

MLS® #: **A2207667**

Area: **Spruce Cliff**

Listing Date: **04/01/25**

List Price: **\$344,900**

Status: **Pending**

County: **Calgary**

Change: **-\$300k, 01-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **938**  
Low Sqft:  
Ttl Sqft: **938**

DOM

**20**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Underground**

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

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

Legal/Tax/Financial

Condo Fee:  
**\$639**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Legal Desc:	0912021	Monthly	
			Remarks
Pub Rmks:			<p><b>Open House Saturday April 5th - 2-4pm and Sunday April 6th - 12-2pm. Welcome to this stylish 1-bedroom, PLUS DEN condo, with 2 TITLED UNDERGROUND PARKING SPOTS, 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 workshop, and a FITNESS CENTER RIGHT DOWN THE HALLWAY, 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!</b></p>
Inclusions: Property Listed By:			<p><b>Ask about furniture RE/MAX First</b></p>

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











