

**214, 2 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2257624



\$265,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	529 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d142
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Vinyl Windows		

Inclusions: BBQ oven , TV wall bracket

Welcome Home! Beautiful 1 bedroom, 1 bath, West facing condo in the desirable neighbourhood of Spruce Cliff! This second floor unit overlooking a green space boasts privacy and filtered shade created from the towering trees that are found in abundance on the immaculately kept grounds of Copperwood. Featuring a bright open floorplan with tall ceilings, soft neutral colour palate, cozy gas fireplace and in-suite laundry. The open galley style kitchen with newer stainless steel appliances, showcases maple cabinets, stylish grey tile backsplash, newer lighting and a curved breakfast bar. Find oversized windows that allow for plenty of natural light, dual closets in the large bedroom, plus a convenient cheater door to the 4pc bathroom. Copperwood is a well maintained quiet community, offering a fitness room, party room, visitor parking, car wash bay, assigned storage locker, bike storage . Fantastic location close to downtown with every amenity nearby! Walking distance to shopping, restaurants and the LRT, steps to Bow river pathways and Shaganappi Golf Course. This property is move-in ready and a must-see.