

**2207, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2208755**



**\$300,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	670 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 479
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)

**Inclusions:** N/A

INNER-CITY LIVING IN THIS 1-BED/1-BATH CONDO & 2 PARKING STALLS IN DESIRABLE SPRUCE CLIFF! Welcome home to 24 Hemlock Crescent SW #2207, located steps to the Bow River & the Shaganappi Point Golf Course in the sought-after Copperwood complex in Spruce Cliff. Entering the unit, you step into a bright and welcoming foyer with a tiled floor that extends into the kitchen and main living area. To your right is the perfect home office space complete with beautiful maple wood built-ins including a desk and shelves. The kitchen features rich maple cabinetry, granite countertops, and stainless steel appliances. Both fridge and microwave have been recently replaced and are only a few months old. A raised eating bar offers additional seating for all of your guests to enjoy. The kitchen opens up to the main living area, creating an open-concept space. The living area has large windows allowing in plenty of natural light & a COZY tiled gas fireplace with a mantle as the focal point of the living space. The door off the living area leads to a private west-facing balcony. Stepping back inside to the master bedroom, which includes a large window & a spacious walk-in closet with ample hanging and shelving space. The 4-piece bathroom, accessible from both the bedroom and hallway, is equipped with a soaker tub, a vanity with storage, and a granite countertop. To finish off the inside of the unit is a full-sized dedicated laundry room with ample storage space. This unit comes with TWO titled underground parking stalls (#71 & #79) in the heated and secured parkade which means never having to warm up your car ever again! It also comes with an assigned storage locker for all larger seasonal items like bikes, sports equipment or Christmas decorations. The Copperwood complex provides several amenities in the Club House, including a full fitness center,

social/party room, board room, car wash bay & even a workshop. Plus, the complex has an excellent management company! They've been proactive to address issues including replacing the roof very recently. Other updates include a scheduled elevator replacement and a refreshment of all common area hallways as well as beautiful well-kept grounds. Situated directly across from the Shaganappi Point Golf Course and many more of the best inner city parks & walking/biking paths in Calgary including Edworthy Park, Pumphouse Park, Douglas Fir Trail, & Quarry Trail. Or if you want a day by the water - you're in luck as the Bow River is just steps away! Nearby is the Westbrook Shopping Plaza & Westbrook LRT Station with free fare offered downtown. The location offers easy access to the rest of the city through several major roadways including Crowchild Trail, Bow Trail & Memorial Drive. Jumping in the car: Downtown is a 9 min drive (6.6KM), Airport is a 31 min drive (25.5KM), & Banff is a 1 hr 25 min drive (122KM).