

**2308, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2163496**



**\$617,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,012
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Crown Molding, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** n/a

**SPACIOUS + STYLISH WITH SERENE VIEWS** | Downsize in style and sophistication at Copperwood, a boutique style development offering private, executive living. This luxurious suite has been beautifully renovated with style in a distinctively "cottage by the sea" vibe! Warm shiplap panelling, gorgeous wood and tile floors, quartz counters, a calm and natural colour palette as well as bespoke wallpaper touches that you are sure to love! Spacious proportions and a flexible open plan layout, perfect for everyday living while still having space for the whole family to gather. Gorgeous views and an abundance of natural light bring this home to life while providing a rare sense of privacy and peace.. difficult to find in multi-family living. 2308 is one of the largest units in the building, offering 2 Bedrooms, 2 Bathrooms and a separate Den - ideal for those who host regular guests and are still working from home. Complete with a spacious laundry/utility room, 2 titled parking stalls, 2 secure storage lockers and access to the Copperwood amenities including the fitness room , workshop, carwash and function space. Enjoy the walkable lifestyle being near countless amenities, the West LRT line, the Wildflower Arts Centre, and beautiful nature walks - all within a 10 minute commute to downtown! Sophisticated, maintenance-free living at it's best!