

**1107, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2167571**



**\$300,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	662 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 479
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** A/C wall unit

**THIS COULD BE THE ONE!** Welcome to the beautiful Copperwood Complex. This ground-floor 1 bed, 1 bath apartment is bright and spacious. The kitchen boasts a curved breakfast bar, black appliances and solid wood cabinetry. This unit features beautiful, engineered hardwood flooring, west-facing exposure for plenty of natural sunlight, 9-foot ceilings, gas fireplace, built-in office, large laundry room, and more. You’ll appreciate the private and easy access from your patio. It’s perfect for pet owners, those with mobility challenges, or anyone who prefers to avoid stairs and elevators. This prime location is just a short walk to Westbrook LRT station, Westbrook Mall for groceries, shopping and cafes, and minutes to downtown by train, bike, or vehicle. Enjoy the peace and quiet away from the downtown hustle & bustle yet stay close to all the action. This apartment also includes an underground heated parking stall and a storage locker for all your extra stuff. Stay warm and cozy in winter with in-floor heating included with your condo fees and only pay for electricity, phone, cable and internet. This complex offers fantastic amenities including a fully equipped gym, party room, social room, car wash, craft room, and tool center. The strong sense of community here is truly special. For golf enthusiasts, the complex backs onto the Shaganappi Point Golf Course and is just a short stroll from the Bow River pathways. Live the lifestyle you deserve. **VIRTUAL TOUR AVAILABLE!**