

**4205, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2175505**



**\$415,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, See Remarks, Titled, Underground, Workshop in Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 746
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, See Remarks		

**Inclusions:** N/A

Set in the heart of peaceful Spruce Cliff, this beautiful condo in the private and treed Copperwood complex is a quiet retreat that caters to the active urban lifestyle, with location and convenience at the forefront, while still embracing a serene setting and proximity to nature. A rare find, this unit is bright, stylish, and well-maintained, and it has two titled underground parking stalls! As soon as you step into the building, you'll appreciate the newly renovated lobby, and the attractive aesthetic continues into the flat itself. A large entryway greets you with plenty of room for outerwear in the large double closet. A built-in office nook is fantastic for your work from home set up, and the home opens into a large living and dining area that faces a cozy gas fireplace. The kitchen is elegant in rich wood cabinetry with statement lighting overhead. A breakfast bar connects the space, allowing conversation to flow as you cook your signature dish for friends and family. On nice days, you'll enjoy opening the doors to the covered balcony to grill or dine al fresco as you take in picturesque sunsets to the west. The primary suite is expansive, with huge windows that bring in so much natural light. A walk-in closet and an ensuite complete your personal retreat. Across the unit, a big second bedroom is perfect for guests, and also includes a walk-in closet. The main bathroom is well-appointed, and there is also in-suite laundry. This apartment has two titled stalls in the heated underground parkade, which also features assigned storage lockers, a car wash, and a well-outfitted workshop. Copper Club holds a number of well-planned amenities for residents, including a high-end fitness facility, and an owner's lounge and party room ideal for hosting larger social events. Guest suites and visitor parking are also available, making this one of the best equipped complexes in the city. Landscaped

grounds are lovely to walk through, and the courtyard is a pleasant place to take a break and take in the surroundings. The Shaganappi Golf Course is right next door, and there are plentiful parks throughout the community. Within a block you can access walking paths that connect to the Bow River Pathway running through the entire city for hours of outdoor adventures and stunning scenery. Bicycle commuters love that they can be downtown in close to the same time as driving, which only takes 10 minutes. Westbrook Mall is in walking distance, offering a range of shopping and dining options, and transit in this community is fantastic, with the C-train station there as well. Nearby 17th Avenue is a popular destination for foodies, with some of the best restaurants in the city, and this well-connected neighbourhood has quick access to several primary routes, making it easy to visit friends, run errands, or head out into the mountains for your favourite activities. See this one today!