



GRASSROOTS
REALTY GROUP

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**3507, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2215703



\$335,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	670 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	0.86 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Recreation Facilities, See Remarks, Walk-In Closet(s)		

Inclusions: Shelves/Coat Racks in Foyer, Window Coverings

Located in the serene neighbourhood of Spruce Cliff just steps away from the Shaganappi Golf Course and minutes from the LRT, shopping, and downtown Calgary, this cozy 1 Bed + 1 Bathroom corner unit is the perfect place to call home! Basked in a flood of warm natural light from several large South/South West facing windows, each area is also appointed with modern and luxurious touches to create endless potential. Entering through a sizeable foyer you are greeted to an inviting dining/living area with 9ft ceilings, a complete view of the fully equipped kitchen, and access to the stunning balcony view. Passing by the beautiful views of the Shaganappi Golf Course, the large primary bedroom boasts a 10ft ceiling, walk-in-closet, and easy access to the large 4pc bathroom complete with ample storage. Not only is this corner unit a quiet haven from busy city life thanks to the building's concrete construction, the primary bedroom is further isolated from potential noise thanks to it's position away from the unit above! The Copperwood complex is generously appointed with amenity after amenity, namely the heated underground parking with a full workshop, car wash, and crafting room for all your hands-on projects. Host your friends and family in the Party Room or get your sweat on in the spacious gym, there is no shortage of perks when it comes to owning this unit. Finally, adding to this list of perks is the large Titled Parking stall located RIGHT NEXT to the secure Storage Lockers for easy access to winter tires, outdoor gear, and more. Book your showing today and don't miss out on this gem!