



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3608, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2232588**



**\$292,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	542 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Stylishly Renovated One-Bedroom Unit with Central A/C in a Prime Location Near Shaganappi Golf Course! Welcome to this beautifully updated one-bedroom unit in the sought-after Copperwood building, ideally located just steps away from the Shaganappi Golf Course. With easy access to major roadways, shopping centres, the LRT station, local parks, and even the nearby library, everything you need is just moments away. Step inside and discover an, open-concept living area with vinyl flooring and stunning quartz countertops. The large south-facing balcony, with mountain views, floods the unit with natural light ensuring a bright space through out the year. In suite laundry, underground parking, bike storage, and storage locker are just the beginning of the many features that make living here truly enjoyable. The Copperwood building is packed with amenities such as the fully-equipped fitness centre, guest suite for visitors, car wash, meeting room, and workshop. Whether you're a first-time homebuyer, downsizing, or looking for an investment property, this renovated unit offers exceptional value with the added benefit of central air conditioning that the lower floors don't have. Book your showing today!