



**GRASSROOTS**  
REALTY GROUP

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**214, 2 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2257624**



**\$265,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	529 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d142
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Vinyl Windows		

**Inclusions:** BBQ oven , TV wall bracket

Welcome Home! Beautiful 1 bedroom, 1 bath, West facing condo in the desirable neighbourhood of Spruce Cliff! This second floor unit overlooking a green space boasts privacy and filtered shade created from the towering trees that are found in abundance on the immaculately kept grounds of Copperwood. Featuring a bright open floorplan with tall ceilings, soft neutral colour palate, cozy gas fireplace and in-suite laundry. The open galley style kitchen with newer stainless steel appliances, showcases maple cabinets, stylish grey tile backsplash, newer lighting and a curved breakfast bar. Find oversized windows that allow for plenty of natural light, dual closets in the large bedroom, plus a convenient cheater door to the 4pc bathroom. Copperwood is a well maintained quiet community, offering a fitness room, party room, visitor parking, car wash bay, assigned storage locker, bike storage . Fantastic location close to downtown with every amenity nearby! Walking distance to shopping, restaurants and the LRT, steps to Bow river pathways and Shaganappi Golf Course. This property is move-in ready and a must-see.