



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

MLS # A2288502



\$242,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	524 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: TV Wall Bracket

New Price. Fantastic Value. Welcome home to Copperwood in sought-after Spruce Cliff—where inner-city convenience meets serene, park-like surroundings. This beautifully maintained second-floor residence is in immaculate condition and showcases a thoughtfully designed, highly functional layout. Bathed in natural light from expansive west-facing windows, the home enjoys peaceful views over green space, with filtered shade from mature trees that enhance both privacy and ambiance. Step outside to the west-facing deck, complete with a gas line for effortless outdoor grilling and evening enjoyment. Inside, tall ceilings and a neutral palette create an inviting sense of space, anchored by a cozy gas fireplace. The bright, open living area flows seamlessly into a well-appointed galley kitchen featuring maple cabinetry, a stylish grey tile backsplash, curved breakfast bar, and new stainless steel appliances—including brand new appliances in 2025 and a coveted double oven (all new with the exception of the dishwasher). The spacious bedroom offers dual closets and convenient cheater access to the four-piece bath, while in-suite laundry adds everyday ease. This is a meticulously managed, quiet building in excellent condition, offering an impressive array of amenities: a fitness room, party room, visitor parking, car wash bay, assigned storage locker, and secure bike storage. There is an assigned outdoor parking stall. Indoor parking options are available for rent. Ideally located just minutes from downtown, residents enjoy walking access to transit including the Westbrook LRT Station, shopping and services at Westbrook Mall, and endless outdoor recreation along the Bow River pathways and at Shaganappi Point Golf Course. Combining lifestyle, location, and exceptional condition, this offering represents one of the best values in

Calgary's inner city. Move-in ready and not to be missed.