



**1103, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2151856**



**\$285,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	663 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 479
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Portable A/C unit with custom window insert, comes "as is" if the buyer wants it.

Looking for convenience at a great price point? Welcome to the Copperwood Complex! This prime location is just a short walk to Westbrook LRT station and Westbrook Mall for groceries, shopping and cafes, and minutes to downtown by train, bike, or vehicle. Enjoy the peace and quiet away from the downtown hustle, yet stay close to all the action. This ground-floor apartment is perfect for pet owners, those with mobility challenges, or anyone who prefers to avoid stairs and elevators. You'll appreciate the private and easy access from your patio. This 1-bedroom, 1-bathroom unit features west-facing exposure for plenty of natural sunlight, 9-foot ceilings, a gas fireplace, a built-in office, a large laundry room, and more. The spacious kitchen boasts a curved breakfast bar, white appliances and solid wood cabinetry. This apartment also includes an underground heated parking stall and a storage locker for all your extra stuff. Stay warm and cozy in winter with in-floor heating included with your condo fees and only pay for electricity, phone, cable and internet. This complex offers fantastic amenities including a fully equipped gym, party room, social room, car wash, craft room, and tool center. The strong sense of community here is truly special. For golf enthusiasts, the complex backs onto the Shaganappi Point Golf Course and is just a short stroll from the Bow River pathways. Live the lifestyle you deserve. VIRTUAL TOUR AVAILABLE!