



**GRASSROOTS**  
REALTY GROUP

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**204, 8 Hemlock Crescent SW**  
**Calgary, Alberta**

**MLS # A2193108**

**\$535,000**



<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,424 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 914
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in the well sought-after Copperwood building, this spacious single-level condo offers over 1,400 sq ft of comfortable living space with great views of the Shaganappi Golf Course and surrounding green spaces. The well-designed floor plan features 9-ft ceilings, hardwood flooring, and a seamless flow between the kitchen, dining, and living areas. The kitchen is equipped with a large island and stainless steel appliances, living room has gas fireplace and leads out to a large wrap-around balcony with a great view. The primary bedroom includes a walk-in closet and a 4-piece ensuite with a soaker tub and separate shower. Additional highlights include a large office/den, tiled bathrooms, entryway, and in-suite laundry. This condo also comes with a titled underground heated parking stall and a separate storage locker. Ideally located in a quiet area next to biking and walking paths, it offers convenient access to downtown, the LRT, Westbrook Shopping Centre, and 17th Ave. Book your viewing today!