



**1403, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2196365**



**\$424,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spruce Cliff                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 951 sq.ft.                         | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parkade, Underground               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | In Floor   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | \$ 650 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stucco  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Elevator, Pantry, Recreation Facilities, See Remarks, Storage |                   |        |

**Inclusions:** Shelving in Laundry room, Desk, and Shelves in the Den/office

Welcome to refined living in the prestigious Copperwood building, where luxury meets convenience in the heart of Spruce Cliff. This beautifully appointed one-bedroom + den residence offers an unparalleled blend of sophistication and functionality. Upon entry, you are greeted by soaring high ceilings and expansive floor-to-ceiling windows, framing breathtaking west-facing landscape views. The open-concept layout creates a seamless flow between living spaces, offering an inviting ambiance for both relaxation and entertaining. The spacious primary suite is a true retreat, featuring double doors, a generous walk-in closet, and a spa-inspired 4-piece ensuite. Step onto your private balcony to enjoy peaceful mornings or unwind at the end of the day in your personal outdoor sanctuary. Designed for versatility, the den/office is enclosed by elegant glass double doors, offering the perfect workspace or guest area. The kitchen is both stylish and functional, boasting rich wood cabinetry, new countertops, and a sleek modern backsplash—a timeless aesthetic that complements any décor. Enjoy casual dining at the breakfast bar or in the sunlit dining area, which provides direct access to the BBQ deck and an additional large patio space, ideal for outdoor entertaining. This exceptional residence is enhanced by in-suite laundry with storage, a convenient half-bath, and access to a wealth of building amenities, including a state-of-the-art fitness center, clubhouse, party room, guest suite, and meeting space. Located in one of Calgary’s most sought-after communities, this condo offers the perfect blend of tranquility and urban convenience, with easy access to parks, golf courses, shopping, and downtown. Don’t miss this rare opportunity—schedule your private viewing today!