

**4306, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2222840



\$430,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,142 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 780
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: None

The COPPERWOOD!! LOCATION ALERT! Adjacent Shaganappi Golf Course, wonderful walking trails via the Douglas Fir Trail to the Bow Valley, closeby the West LRT, and ease of access downtown or west via Bow Trail…. This is a great location and a great property. There is a lot to love here… this unit boasts 1142 sq ft of living space with 2 beds & 2 baths on the 3rd floor. Maple hardwoods, designer lighting fixtures, corner fireplace, granite counters and a quiet balcony to enjoy a glass of wine following a busy day. This home features a broad open plan, and abundance of space which easily accommodates a living room, dining space and an open concept kitchen for entertaining. The primary bedroom offers a balcony and a 5pc en suite with granite countertops. The second bedroom is well-sized and enjoys a full 4pc bath as well. There is a well-designed mud room/walk-in closet and in suite laundry… PLUS…, in-floor heat! AFFORDABLE CONDO FEES which include gas, heat, water & sewer and a FITNESS CENTER, party room and guest suite. This unit comes with a single underground heated parking stall and a Car Wash!! LOCATION? You will love the direct access to the Bow Valley path system, a short walk to the West LRT and Pie Junkie too!