

1108, 24 Hemlock Crescent SW  
Calgary, Alberta

MLS # A2287815



## \$532,500

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,492 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,101
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Situated within the sought-after Copperwood complex of Spruce Cliff, this main-level residence offers nearly 1,500 square feet of refined living space backing directly onto the Shaganappi Point Golf Course. The open-concept layout is defined by high ceilings and large windows that provide a bright, airy atmosphere, with hardwood flooring flowing through the great room and dining area. The living space is anchored by a gas fireplace and custom built-ins, offering a warm and inviting focal point. Just off the dining area, a private den is accessed through elegant glass French doors, providing a quiet and versatile space for a home office or library. The kitchen is designed for both style and function, featuring solid-surface countertops, stainless steel appliances, and a pantry complete with a built-in spice rack for optimized storage. The primary suite serves as a quiet retreat with ample space for a king-sized bed, a walk-in closet, and a five-piece ensuite with a soaking tub and separate shower. A generous second bedroom is complemented by a main bathroom featuring a walk-in steam shower, offering a spa-like experience at home. For added convenience, the residence includes a functional laundry room with a stacking washer and dryer and enough additional space for organized storage. This home also includes two underground parking stalls and a dedicated storage locker. Residents of Copperwood enjoy access to the Copper Club, which features a well-equipped gym, meeting room, and social lounge, along with an available guest suite for visitors. Located just minutes from downtown Calgary via Bow Trail, the property offers easy access to public transportation and the various amenities of Westbrook Mall, including Safeway and Starbucks. This home represents a refined lifestyle choice, blending the serenity of golf course views with the convenience of an

established urban community.