



**1108, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2287815



\$499,900

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

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,101
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	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)		
Inclusions:	n/a		

Situated alongside the peaceful surroundings of Shaganappi Golf Course, this spacious 2-bedroom plus den residence offers nearly 1,500 sq.ft. of thoughtfully designed single-level living in the sought-after Copperwood complex. Featuring two full bathrooms, two titled underground parking stalls, and a private patio overlooking mature green space, this property presents a rare opportunity to secure exceptional scale and value in one of Calgary's most desirable west-side communities. Designed for comfortable everyday living, the bright open-concept layout offers generous principal rooms, hardwood flooring, large windows, and a welcoming living area anchored by a gas fireplace and custom built-in cabinetry. The adjoining dining space is ideal for entertaining, while French doors open to a versatile den that works beautifully as a home office, reading room, or hobby space. The well-designed kitchen offers ample cabinetry, solid-surface countertops, stainless steel appliances, a pantry, and excellent functionality for daily living. The spacious primary suite easily accommodates a king-sized bedroom set and features a walk-in closet along with a 5-piece ensuite complete with dual vanities, a soaker tub, and separate shower. A second bedroom and full bathroom featuring a steam shower provide comfortable accommodations for guests, family members, or extended stays. One of the home's standout features is the large private patio with direct access to surrounding green space. Whether enjoying morning coffee, tending container gardens, or simply relaxing outdoors, this space offers a unique connection to nature rarely found in condominium living. Additional highlights include a laundry room with extra storage space, a separate storage locker, and two titled underground parking stalls, an increasingly rare and valuable feature in today's market. Residents

of Copperwood enjoy an impressive range of amenities including a fitness centre, social lounge, workshop, car wash, guest suite, party room, visitor parking, and beautifully maintained grounds. Condo fees include heat, water, gas, professional management, reserve fund contributions, building maintenance, and access to these exceptional amenities. Located just minutes from downtown Calgary, the LRT, Edworthy Park, Bow River pathways, Westbrook Mall, and countless shopping and dining options, this home offers the perfect balance of peaceful surroundings and urban convenience. An exceptional opportunity for downsizers, professionals, or anyone seeking spacious, low-maintenance living in an established and highly regarded complex.