



**GRASSROOTS**  
REALTY GROUP

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**304, 8 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2307223**



**\$550,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 932
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d142
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Elevator, Granite Counters, Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** NA

Welcome to this well maintained gorgeous, two-bedroom 2.5 bath, open concept, in the desirable Copperwood Complex, with panoramic views of downtown Calgary and Shaganappi Golf Course, from the amazing light and warmth wrap around deck. This condo is perfect for both young and old, professional looking for a short commute to downtown Calgary. This Condo features, very large 2 bedrooms with 5piece Ensuites, walk in closets, large living room with corner fireplace, lots of windows for natural light and great view, large kitchen with marple cabinet, granite countertops, upgraded appliance (Brand new Fridge), eating bar, breakfast knock, in suite laundry, and a large storage space that can be use and as office completes this luxury condo. This condo also comes with underground title parking, storage locker, workout facility, and a rec room. Easy get away via Bow Trail and Sarcee Trail, schedule your private viewing today, A MUST SEE!!!!