



GRASSROOTS

REALTY GROUP

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**4107, 24 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2314014

\$469,900



Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,250 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 892
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in the sought-after Copperwood complex, ideally located in Spruce Cliff. Offering 1,250 sq ft of well-designed living space, this unit features a functional layout with bedrooms thoughtfully positioned on opposite sides—perfect for privacy whether you’re hosting guests or working from home. The bright, west-facing living area is filled with natural light thanks to large windows and 9-foot ceilings, creating an open and inviting atmosphere. The kitchen has been refreshed with newly refinished Corian countertops, a brand new LG French door counter-depth fridge, a new electric range with air fry, and a brand new sink—making it both stylish and highly functional. Additional upgrades include freshly painted walls, baseboards, and trim, giving the entire unit a clean, move-in-ready feel. Enjoy the comfort of in-floor heating and a cozy fireplace in the main living space, along with in-suite laundry for added convenience. Bedrooms are comfortably carpeted, while the kitchen and bathrooms feature durable tile flooring. Storage is plentiful with a large in-unit storage room at the entrance and an additional storage locker in the underground parkade. Residents also enjoy access to exceptional amenities, including a fully equipped gym in the Copperclub, a guest suite, party room, car wash, and workshop. The location is unbeatable—just minutes to downtown via Bow Trail, with quick access to Highway 1 and 8 for easy mountain getaways. You’re close to Westbrook Mall, Safeway, Walmart, public transit, and the Westbrook LRT station. Outdoor enthusiasts will love being steps from Douglas Fir Trail, the Bow River pathway system, Shaganappi Point Golf Course, and nearby recreational amenities including basketball courts and lawn bowling. This is a rare opportunity to own a

spacious, upgraded condo in one of Calgary's most convenient and scenic communities.