



GRASSROOTS
REALTY GROUP

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405, 2 Hemlock Crescent SW
Calgary, Alberta

MLS # A2323807



\$339,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	717 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Cork, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d142
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Murphy Bed

Welcome to the ultimate urban retreat in the heart of Spruce Cliff, where luxury, style, and convenience come together in one exceptional residence. Situated on the top floor of the prestigious Copperwood III, a distinct building within the Copperwood complex, this beautifully updated home offers exceptional privacy, impressive views, and an outstanding blend of comfort, quality, and style. Step inside to soaring 10-foot ceilings, elegant finishes, and a thoughtfully designed open-concept layout. New high-quality engineered waterproof flooring flows throughout the home and is complemented by radiant in-floor heating, providing year-round comfort and warmth. The gourmet kitchen is beautifully appointed with Quartz countertops, custom cabinetry, premium stainless-steel appliances, a new refrigerator and microwave, making it ideal for everyday living. The inviting living room features a cozy fireplace and charming French doors that open to a private balcony with breathtaking natural views. The spacious primary suite is a peaceful retreat, complete with a generous walk-in closet, a newly replaced bedroom window, and a spa-inspired ensuite featuring honed stone, Carrara marble, a deep soaker tub, and timeless designer finishes. Additional highlights include in-suite laundry, underground heated parking, and a secure storage locker. Residents of Copperwood III enjoy exceptional amenities, including a fully equipped fitness centre, an entertainment room, and a board-approved pet-friendly community. Ideally located just minutes from downtown Calgary, golf courses, the Bow River pathway system, shopping, restaurants, and transit, this remarkable residence offers the very best of urban living in one of Calgary's most desirable communities. With its top-floor location, premium updates, radiant heated floors, spectacular natural views, and the distinction of

Copperwood III, this is a rare opportunity to own a truly sophisticated home.