



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

MLS # A2325972



\$489,000

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, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		
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 single-level living in the sought-after Copperwood complex. Freshly painted with brand new carpet, this move-in ready home features two full bathrooms, two titled underground parking stalls, and a private patio backing directly onto the Shaganappi Golf Course tee box and mature green space, offering one of the largest floorplans currently available in the complex. 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 shelving and cabinetry. The adjoining dining space is ideal for entertaining, while French doors open to a versatile den, perfect as a home office, reading room, or hobby space. The kitchen offers ample cabinetry, generous counter space, stainless steel appliances, and a pantry. The spacious primary suite easily accommodates a king-sized bed with room for additional furniture and features a walk-in closet plus a 5-piece ensuite with dual vanities, a soaker tub, and separate shower. A second bedroom and full bathroom provide comfortable accommodations for guests or family. One of the home's standout features is the oversized private patio with direct access to beautifully landscaped green space and open views over the golf course tee box, creating an outdoor living experience rarely found in condominium living. Additional highlights include radiant in-floor heating, a dedicated laundry room, a separate storage locker, and two titled underground parking stalls. Residents of Copperwood enjoy exceptional 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 all amenities. Located just minutes from downtown, the LRT, Edworthy Park, Bow River pathways, Westbrook Mall, and countless shopping and dining options, this home combines a peaceful golf course setting with outstanding urban convenience. Immediate possession is available.