



**GRASSROOTS**  
REALTY GROUP

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103, 4 Hemlock Crescent SW  
Calgary, Alberta

MLS # A2326429



**\$479,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 907
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Other	<b>Zoning:</b>	M-C2 d142
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Murphy Bed in 2nd bedroom, Ductless Wall mount Air Conditioning		

Incredible location, incredible views, incredible value! This proudly kept executive condo backs onto the Bow River Valley, offering over 1400 sq. ft. of thoughtfully designed living space. Walk through the front door into a large foyer with a den/office (perfect as a guest room), closet, and spacious laundry room with washer and dryer. The Air Conditioned open floor plan features engineered maple wood flooring flowing through the living and dining areas, a focal corner gas fireplace, and large windows showcasing stunning views of the ravine and downtown skyline. The gourmet kitchen will delight any cook, with granite countertops, maple wood cabinets, stainless steel appliances including a gas stove, Bosch dishwasher, Moen faucets, a large pantry, and a breakfast bar. The immense primary bedroom offers a spa-like ensuite with a mounted soaker tub and a walk-through closet complete with California wood shelving. The second bedroom is generously sized, with included Murphy Bed, and access to a massive second bathroom featuring steam shower and walk-in closet, ideal for relaxing after a day on the golf course or biking the nearby pathways. Step out onto your gigantic patio for direct access to the complex's common grounds and garden area, all while taking in views of downtown and the golf course. Copperwood is tucked into a quiet corner of Spruce Cliff, backing onto Shaganappi Golf Course, with cross-country skiing in winter and golf in summer, plus easy access to Bow River Valley pathways connecting to downtown and Edworthy Park. The building is pet-friendly (with board approval) and offers fantastic amenities: a gym, social room with rental party space, underground car wash, additional storage, and a craft and bike room. Just a short walk to the LRT, Westbrook Mall, the new public library, and the Art Center, with schools nearby and only a 10-minute

drive to the downtown core. This inner-city hidden gem is ready to be discovered! Check the 3D VIDEO TOUR AND BOOK YOUR PRIVATE VIEWING BEFORE IT'S GONE!