

2201, 24 Hemlock Crescent SW
Calgary, Alberta

MLS # A2264370



\$449,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,022 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Soaking Tub, Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

Welcome to Copperwood! This beautifully maintained second-floor suite in Building 2000 offers over 1,000 sqft. of comfortable living. Soaring 9-ft ceilings, hardwood floors, Corian countertops, tile accents, and sleek black appliances highlight the pride of ownership throughout. The open-concept layout features a spacious kitchen with plenty of prep space, a bright dining area, and a welcoming living room featuring by a cozy gas fireplace. Step out to your west-facing balcony, with a convenient BBQ gas line for year-round grilling. Two generous bedrooms provide excellent flexibility, including a primary suite with a full ensuite bath, plus a second 4-piece bathroom for guests. Additional highlights include an oversized heated underground parking stall (#80), a storage locker (#77), and access to Copperwood's outstanding amenities—fitness centre, recreation room, and ample visitor parking. Just 10 minutes from downtown and steps to the LRT, library, shopping, and scenic walking paths, this home blends urban convenience with a tranquil setting.