

204, 2 hemlock Crescent SW
Calgary, Alberta

MLS # A2340937



\$369,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	959 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	Public
Floors:	Carpet, Ceramic Tile	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 592
Basement:	None	LLD:	-
Exterior:	Brick	Zoning:	M-C2 d142
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

914 sq ft on one level — the largest floor plan in the building — with a corner position, two private decks off the living room, and a view over green space toward the Shaganappi Point golf lands and the river valley. The living room is anchored by a full-height tiled gas fireplace, with windows on two sides bringing light through the day. A curved raised eating bar seats four and separates the kitchen without closing it off: full-size stainless appliances, dark solid-surface counters, tile backsplash, maple-toned cabinetry and pendant lighting. Beyond it, a separate dining room — its own room, its own window, seats six. The primary bedroom takes a king with room to spare and opens into a 4-piece ensuite. The second bedroom is a true bedroom with its own window and closet, and a second full 4-piece bath means nobody shares a sink. In-suite laundry sits in the hallway; the assigned storage locker on the parkade level is oversized and lockable. Titled underground parking with elevator access from the parkade to your floor — no stairs between the car and the door — plus a resident shopping cart on the parkade level for grocery runs. Building amenities include an on-site fitness room and a bookable event space. Condo fee \$592.13/month covers heat, water, sewer, insurance, common area and grounds maintenance, snow removal, parking, professional management, reserve fund contributions and amenities. No age restriction; pets permitted subject to bylaws. Copperwood, in Spruce Cliff: Shaganappi Point Golf Course at the doorstep, lawn bowling nearby, Bow River pathways and Douglas Fir Trail close by, Edworthy Park a short drive, Westbrook LRT and shopping minutes away, downtown roughly ten minutes east. Vacant and ready — freshly painted in a neutral tone, carpets steam cleaned, whole unit deep cleaned.

Possession available in as little as 15 days.