



THE
A-TEAM

**RE/MAX
FIRST**

24 HEMLOCK Crescent #1208, Calgary T3C 2Z1

MLS® #: **A2162354** Area: **Spruce Cliff** Listing Date: **12/10/24** List Price: **\$558,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage,Secured,Titled,Underground

Finished Floor Area

Abv Sqft: **1,490**
 Low Sqft:
 Ttl Sqft: **1,490**

DOM

11

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Hot Water,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **BBQ gas line,Courtyard,Garden,Misting System,None**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Drinking Water,Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,French Door,High Ceilings,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities: **Cable Available,Natural Gas Paid,Electricity Not Paid For,Heating Paid For,Phone Available,Sewer Connected,Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`7" x 4`10"	4pc Ensuite bath	Main	9`11" x 13`6"
Balcony	Main	8`1" x 9`5"	Bedroom	Main	16`0" x 11`8"
Dining Room	Main	16`9" x 11`0"	Kitchen	Main	14`6" x 9`3"
Laundry	Main	6`5" x 13`5"	Living Room	Main	16`0" x 16`9"
Office	Main	10`6" x 8`7"	Bedroom - Primary	Main	19`6" x 16`1"

Condo Fee:
\$1,042

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0211551**

Remarks

Pub Rmks: **Nestled in the prestigious community of Spruce Cliff, Copperwood is a beautifully renovated low-rise condominium that backs directly onto the serene Shaganappi Golf Course. The building underwent significant upgrades in November, including a low-rise roof replacement and a refreshed lobby, further enhancing its appeal. This spacious unit, one of the largest in the building, features 2 bedrooms, 2 bathrooms, and a versatile den—perfect for guests or a home office. The open-concept layout is bathed in natural light, offering stunning golf course views, while in-floor heating, ceramic and hardwood flooring, 9-foot ceilings, a modern TV wall, and a cozy gas fireplace create a warm, inviting atmosphere. The gourmet kitchen boasts Corian countertops, stainless steel appliances, and ample storage, while the luxurious master suite offers a sitting area, walk-in closet, and a five-piece ensuite with elegant cabinetry, a soaking tub, and a separate shower. The second bedroom, equally well-appointed, includes bright windows and a walk-in closet. Additional features include 2 titled underground parking stalls in a heated, well-lit parkade with a storage locker, car wash, bike storage, and craft room, along with an amenities center featuring a fitness facility, social room, and guest suite. Ideally located, the property is minutes from Quarry Road Trail and Douglas Fir Trail along the Bow River, with Westbrook LRT station, shopping, and downtown Calgary all within easy reach.**

Inclusions:
 Property Listed By: **Window coverings, Mirrors
 CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







