



THE
A-TEAM

**RE/MAX
FIRST**

24 HEMLOCK Crescent #2308, Calgary T3C 2Z1

MLS®#: **A2163496** Area: **Spruce Cliff** Listing Date: **09/06/24** List Price: **\$617,000**
 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:

Underground

Finished Floor Area

Abv Sqft: **1,481**

Low Sqft:

Ttl Sqft: **1,481**

DOM

13

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Other**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Crown Molding,French Door,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9` 4" x 11` 6"	Dining Room	Main	12` 0" x 13` 0"
Living Room	Main	14` 11" x 16` 8"	Bedroom - Primary	Main	10` 9" x 19` 3"
Bedroom	Main	11` 6" x 11` 9"	Den	Main	8` 7" x 10` 6"
4pc Bathroom	Main	0` 0" x 0` 0"	5pc Ensuite bath	Main	0` 0" x 0` 0"

Legal/Tax/Financial

Condo Fee: **\$1,012** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0211551**

Remarks

Pub Rmks: **SPACIOUS + STYLISH WITH SERENE VIEWS | Downsize in style and sophistication at Copperwood, a boutique style development offering private, executive living. This luxurious suite has been beautifully renovated with style in a distinctively "cottage by the sea" vibe! Warm shiplap panelling, gorgeous wood and tile floors, quartz counters, a calm and natural colour palette as well as bespoke wallpaper touches that you are sure to love! Spacious proportions and a flexible open plan layout, perfect for everyday living while still having space for the whole family to gather. Gorgeous views and an abundance of natural light bring this home to life while providing a rare sense of privacy and peace.. difficult to find in multi-family living. 2308 is one of the largest units in the building, offering 2 Bedrooms, 2 Bathrooms and a separate Den - ideal for those who host regular guests and are still working from home. Complete with a spacious laundry/utility room, 2 titled parking stalls, 2 secure storage lockers and access to the Copperwood amenities including the fitness room , workshop, carwash and function space. Enjoy the walkable lifestyle being near countless amenities, the West LRT line, the Wildflower Arts Centre, and beautiful nature walks - all within a 10 minute commute to downtown! Sophisticated, maintenance-free living at it's best!**

Inclusions: n/a
Property Listed By: **CIR Realty**

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