



THE
A-TEAM

**RE/MAX
FIRST**

24 HEMLOCK Crescent #1106, Calgary T3C 2Z1

MLS® #: **A2187419** Area: **Spruce Cliff** Listing Date: **01/22/25** List Price: **\$449,900**
 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:

Parkade,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **1,092**
 Low Sqft:
 Ttl Sqft: **1,092**

DOM

10
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Courtyard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,Jetted Tub,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`6"	5pc Ensuite bath	Main	11`10" x 13`10"
Bedroom	Main	18`7" x 13`1"	Dining Room	Main	14`6" x 10`10"
Foyer	Main	7`5" x 9`11"	Kitchen	Main	11`0" x 13`10"
Living Room	Main	19`8" x 17`2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$794

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 0211551

Remarks

Pub Rmks: **Nestled in the vibrant inner-city community of Spruce Cliff, this ground-floor condo in the Copperwood Complex offers a rare combination of luxury, convenience, and stunning views. Backing directly onto the picturesque Shaganappi Golf Course, this one-bedroom, 1.5-bathroom home spans 1,092 square feet of thoughtfully designed living space. As you step inside, luxury vinyl plank flooring leads you through a spacious foyer into the bright and airy main living area. Expansive windows flood the space with natural light, perfectly framing the tranquil views of the golf course. The open-concept layout is ideal for entertaining, with a large dining area seamlessly flowing into the living room, where a cozy gas fireplace adds warmth and charm. The kitchen is a chef's delight, featuring corian countertops, stainless steel appliances (new in 2023 & still under warranty until March 2025), a walk-in pantry, and ample cupboard and counter space. A breakfast bar offers a casual spot for morning coffee or quick meals. French doors open to the serene primary retreat, complete with a custom walk-in California Closet and a luxurious five-piece ensuite boasting dual sinks, a soaker tub, and a standalone shower. For added convenience, the condo includes in-suite laundry, equipped with a new washer and dryer installed in 2021. Step outside to the covered patio, where you can relax and enjoy the peaceful surroundings. This unit also comes with two titled underground heated parking stalls and an assigned storage locker, ensuring ample space for your belongings. The powder room has been refreshed with a new vanity, toilet, sink, and fresh paint, while the main bathroom features a new toilet, and the unit is updated with new Bali blinds throughout. Living in Copperwood means access to an array of exceptional amenities. The complex features bicycle storage, a car wash, full-sized gym, woodworking shop, guest suites and plenty of visitor parking. Residents also have access to the CopperClub, which houses a boardroom and event space with a small kitchen. Recent building improvements, including a new roof and modernized main lobby in 2024, as well as past upgrades such as envelope repairs, plumbing updates, and deck column work, make this a worry-free investment. The Spruce Cliff community offers an unbeatable lifestyle. Enjoy the convenience of being just two minutes from the Westbrook LRT Station, five minutes from downtown, and within walking distance of Westbrook Mall and Walmart. Outdoor enthusiasts will love the proximity to the Bow River pathways, Douglas Fir Trail, and Edworthy Park, while fitness and recreation options abound at the nearby Killarney Aquatic & Recreation Centre and Wildflower Arts Centre. The area also provides easy access to top educational institutions such as the U of C, SAIT, and Mount Royal, as well as the shopping and dining destinations of 17th Avenue. Take advantage of your opportunity to see this incredible property in person—book your showing today!**

Inclusions: Cameras, TV Wall Mounts, Extra Shelving
Property Listed By: Real Broker

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











