

**101, 8 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2275296



\$322,000

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	753 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2 d142
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

GROUND FLOOR WITH PRIVATE FRONT ACCESS | RENOVATED INTERIOR | TITLED UNDERGROUND PARKING | A/C | FLOODED WITH NATURAL LIGHT | LARGE SOUTH FACING WINDOWS | Welcome to Unit #101 at Copperwood in Spruce Cliff, ideally located just steps to Edworthy Park, the Bow River pathway system, and Shaganappi Point Golf Course. This upgraded 1 bed + 1 bath condo offers over 750 sqft of open concept living with fresh paint, high end engineered hardwood flooring, upgraded lighting, and a refreshed bathroom. The large kitchen is outfitted with stainless steel appliances, Corian countertops, garburator, a generous breakfast bar, and plenty of cabinetry for both storage and display. The living area centres around a cozy gas fireplace and flows seamlessly to the spacious covered patio, perfect for morning coffee or direct street access for dog owners or those who prefer to avoid elevators. The primary bedroom features a walk in closet with built in organizers and a 4 piece en suite. Additionally there is a built in desk or work area at the front that is perfect for those working from home. Additional features include in suite laundry with extra storage, built in central A/C, a titled heated underground parking stall, an assigned storage locker, and access to Copperwood's outstanding amenities including a massive fitness facility, guest suite, party room, car wash bay, and secure bike storage. Not to be overlooked, the parking, storage, and elevator are all within a few metres of each other, a convenience often missed in other condo developments. Pet friendly and perfectly suited for professionals, travellers, or downsizers looking for a Spruce Cliff condo in a vibrant inner city location, walkable to Westbrook C Train Station, Westbrook Mall, the public library, groceries, parks, pathways, and just 5 minutes to downtown Calgary.

Please reach out to book your private showing today.