

**4304, 24 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2282010**



**\$399,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 699
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage		
<b>Inclusions:</b>	N/A		

Welcome to Copperwood I, where thoughtful design, exceptional amenities, and an unbeatable inner-city location come together. This immaculate 2-bedroom, 2-bathroom condo features one of the most functional layouts in the complex, with two fully separated bedrooms, each offering its own ensuite, walk-in closet, and private balcony&mdash;ideal for privacy, guests, or shared living. The bright, open living space is enhanced by 9&rsquo; ceilings, excellent natural light, and a cozy gas fireplace, creating a warm and inviting atmosphere. Pride of ownership is evident throughout, with the home presenting in truly move-in-ready condition. Designed with comfort, convenience, and long-term livability in mind, Copperwood I appeals to those seeking a quiet, well-managed building, excellent security, and outstanding amenities&mdash;while remaining equally attractive to professionals and active buyers who value functionality and location. Additional highlights include titled underground parking, assigned storage, and access to an impressive list of amenities: a fully equipped fitness centre, guest suite, car wash, workshop, bike repair area, crafts/woodworking room, meeting rooms, and a secure, heated parkade. The location is exceptional&mdash;just minutes to downtown, LRT, groceries, and everyday conveniences, with fantastic walking paths nearby and Edworthy Park steps away. Backing onto the Shaganappi Golf Course, residents also enjoy cross-country skiing in the winter, making this a rare year-round lifestyle opportunity. A beautifully maintained home offering low-maintenance living in one of Calgary&rsquo;s most respected inner-city condo communities.