

**8103, 14 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2285448**



# \$299,900

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d129
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Discover Copperwood, a premier condominium complex nestled in the desirable community of Spruce Cliff, where affordable living finally means zero sacrifices for singles, couples, downsizers, or savvy investors. This immaculate 925 sq. ft. main-floor sanctuary perfectly balances urban energy with peaceful natural surroundings, offering a lifestyle just 5 minutes from downtown Calgary and mere steps from the LRT, Westbrook Mall, and the scenic trails of Edworthy Park and the Bow River. From the moment you enter, the expansive open-concept layout feels like a true home, featuring a contemporary kitchen equipped with stainless steel appliances, quartz countertops, a breakfast bar for four, and a corner pantry with built-in shelving and a wine rack. Your guests can gather comfortably at a dining table for six or relax in the massive living room anchored by a cozy gas fireplace, all while you enjoy the ultimate privacy of a balcony that faces the lush greenery of the Shaganappi Golf Course. The generous primary suite is a true retreat, boasting a king-sized bedroom, a large walk-in closet, and a 4-piece ensuite with a corner soaker tub. A rare additional half-bathroom ensures your private sanctuary stays private while entertaining. This well-appointed unit includes titled underground parking and a storage unit, while the Copperwood complex itself feels like a private club with luxury amenities including a fitness centre, recreation room, workshop, car wash bay, and rentable guest suites for your inner circle. Whether you are looking for a smart investment or a place to call home, this property delivers high-end lifestyle appeal at your fingertips. Book your private showing today.