

# \$579,900 - 7204, 14 Hemlock Crescent Sw, Calgary

MLS® #A2255771

**\$579,900**

2 Bedroom, 2.00 Bathroom, 1,341 sqft

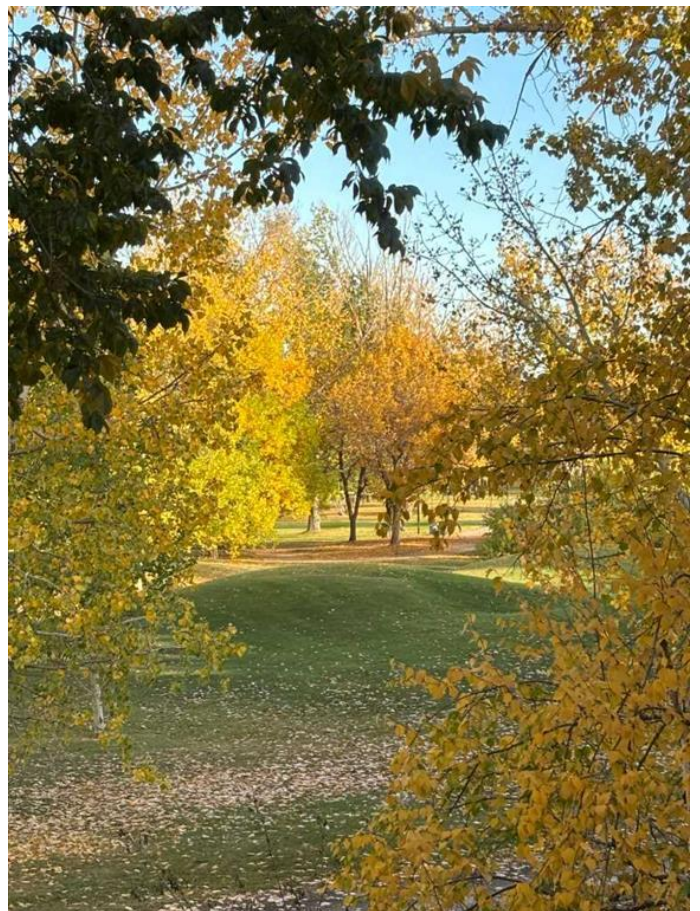
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY OCT 18, 11-1pm\*\*** Welcome to Copperwood 2, where this immaculate 1,340 sq. ft. condo offers the perfect blend of style, comfort, and an unbeatable location backing onto the serene Shaganappi Golf Course. This bright and open home is filled with fantastic natural light, enhanced by 9'™ ceilings, Hunter Douglas window coverings, and fresh paint throughout.

The thoughtfully updated interior features a refaced fireplace, new LVP flooring (2022), California Closets, and an office with custom built-in cabinetry. The kitchen shines with light granite counters, newer backsplash, and stainless steel appliances (all within 5 years old), while both bathrooms include matching updated plumbing fixtures.

Additional comforts include in-floor heating, a 2-ton A/C unit, and a BBQ gas line for year-round comfort & convenience. This well-managed and very quiet building also offers outstanding amenities: Titled underground parking near the elevator. Large 4x10'™ storage unit, secure bike storage, Car wash bay, woodshop, and guest suite, Very reasonable condo fees and a strong board, The location is second to none—set against a beautiful and private golf course backdrop, yet just minutes to downtown, groceries, the LRT, major roadways, and walking/biking paths. In the winter, enjoy cross-country skiing or snowshoeing right out



your back door. Homes in the 5000, 6000, 7000 & 8000 buildings of Copperwood 2 are among the most sought-after, and this spacious, upgraded unit is truly one of the best. Shows 10/10

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255771          |
| Price          | \$579,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,341             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 7204, 14 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3C 2Z1                      |

### Amenities

|                |                                                                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking, Workshop |
| Parking Spaces | 1                                                                                                                                                                                                |
| Parking        | Oversized, Parkade, Underground                                                                                                                                                                  |
| # of Garages   | 1                                                                                                                                                                                                |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Open Floorplan, Recreation Room |
| Appliances        | Dishwasher, Electric Stove, Washer/Dryer Stacked, Windows                                          |
| Heating           | In Floor                                                                                           |
| Cooling           | Wall Unit(s)                                                                                       |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Gas                                                                                                |
| # of Stories      | 4                                                                                                  |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                      |
| Lot Description   | Backs on to Park/Green Space, Golf Course, Secluded, Views |
| Construction      | Brick, Wood Frame                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 40                   |
| Zoning         | M-C2 d129            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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