

**8104, 14 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2201283



\$327,500

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Soaking Tub		

Inclusions: Parkade Door Controller

Welcome to a rare opportunity in the heart of Spruce Cliff, where this 788 sq. ft. ground-floor condominium combines modern elegance with a quiet, tree-lined setting—ideal for first-time buyers, investors, or downsizers looking for a stress-free lifestyle. Designed for both style and function, this home features sleek modern finishes, and a thoughtfully laid-out kitchen with granite countertops and a coffee bar area —perfect for your morning routine. The open-concept living and dining area is complemented by a built-in desk nook, ideal for those who work from home or need a dedicated space for organization. The spacious bedroom offers a walk-in closet, while the 4-piece bathroom boasts a separate soaker tub and shower stall—a feature rarely found in similar units. Enjoy the convenience of in-suite laundry and the peaceful view of mature trees from your raised balcony. Beyond the unit itself, The Copper Club offers an impressive range of amenities, including a fitness center, recreation room, car wash bay, workshop/craft room, bike storage, and a guest suite—all within a well-managed, financially stable condominium community that allows pets with Board approval. The location is second to none—situated just steps from the Shaganappi Golf Course, which offers cross-country skiing and snowshoeing in the winter, and a short walk to the Nicholls Family Library and Westbrook LRT Station, providing seamless access to downtown. A variety of shops, restaurants, medical offices, parks, and recreation facilities are all nearby, making this an unbeatable location for those who want urban convenience with a residential, family-friendly feel. Whether you're looking for a turnkey investment property or a comfortable home in a prime location, this is an opportunity you don't want to miss. Book your private showing today!