

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

MLS® #A2255771

**\$579,900**

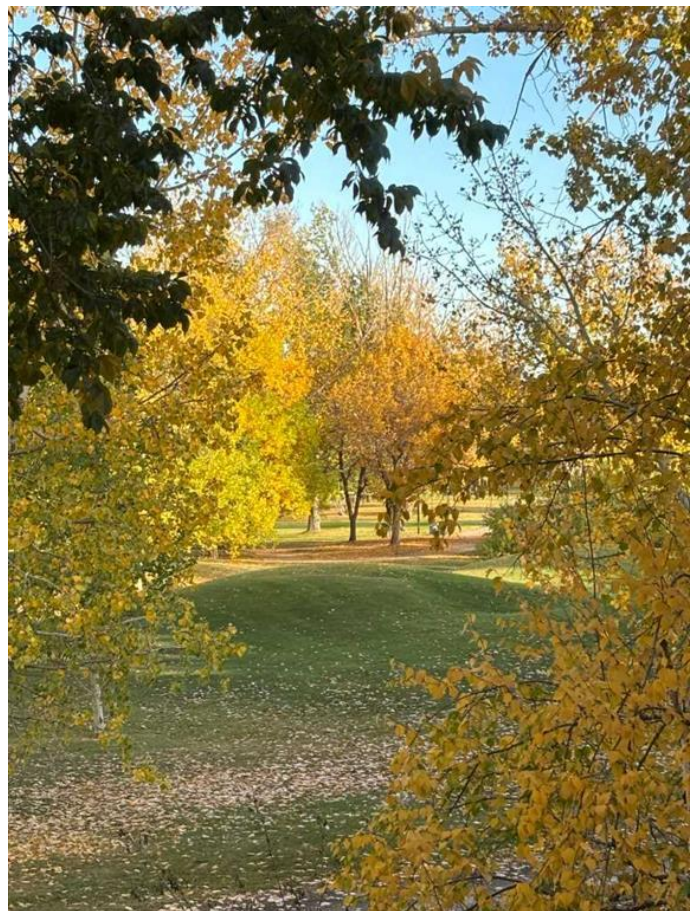
2 Bedroom, 2.00 Bathroom, 1,341 sqft  
Residential on 0.00 Acres

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, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Storage, Visitor Parking, Car Wash, Guest Suite, 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, Secluded, Views, On Golf Course
Construction	Brick, Wood Frame

## Additional Information

Date Listed	September 10th, 2025
Days on Market	31
Zoning	M-C2 d129

## Listing Details

Listing Office	KIC Realty
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