

**7407, 14 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2314583



\$369,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	955 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 622
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d129
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this beautifully updated TOP-floor 1 bedroom, 1.5 bathrooms plus Den apartment in the prestigious Copperwood II complex, located in the highly desirable community of Spruce Cliff. Offering an inviting open-concept layout with 9-foot ceilings, this home perfectly blends comfort, style, and convenience. The upgraded kitchen features quartz countertops, a modern backsplash, stainless steel appliances, and a gas cooktop — ideal for everyday living and entertaining alike. The bright and spacious living room is highlighted by a cozy fireplace and large windows that fill the space with natural light. Enjoy seamless indoor-outdoor living with TWO private west-facing balconies, complete with a gas line for BBQs and evening relaxation. The spacious primary bedroom offers a ceiling fan, a generous walk-in closet, and a convenient 4-piece ensuite bathroom. The den provides the perfect space for a home office, reading nook, or creative studio, while the additional powder room adds extra convenience for guests. A large in-suite laundry room includes an upgraded washer and dryer, along with additional storage space. Numerous upgrades throughout the home include: • Vinyl plank flooring (2019) • Kitchen upgrades (2019) • New refrigerator (2021) • New blinds (2021) • Upgraded washer and dryer (2023) • New carpet (2025) • Wall air conditioning unit (2015) This exceptional unit also comes with TWO titled underground parking stalls and one storage locker. Residents of Copperwood II enjoy resort-style amenities including a fitness centre, recreation room, workshop, bike storage racks and car wash bays — offering a lifestyle that goes far beyond ordinary condo living. Ideally situated steps from Shaganappi Point Golf Course and close to Westbrook LRT Station, shopping, pathways, and downtown Calgary, this home

offers the perfect combination of recreation, luxury, and urban convenience. More than just an apartment — this is a lifestyle. Schedule your private showing today.