



GRASSROOTS
REALTY GROUP

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**7204, 14 Hemlock Crescent SW
Calgary, Alberta**

MLS # A2255771



\$579,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,341 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, On Golf		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2 d129
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s)		
Inclusions:	Wall unit A/C		

Open House Sat Nov 8th, 2-4pm 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