



**6309, 14 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2290506**



**\$279,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	675 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 451
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d129
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully appointed apartment in sought-after Spruce Cliff, offering a lifestyle just 5 minutes from downtown Calgary. This 1 bedroom + Den, 1 bath home features 675 sq ft of thoughtfully designed living space with impressive 9-foot ceilings throughout, creating an airy, spacious atmosphere. Step inside and discover an inviting open floorplan that begins with the Kitchen featuring a raised breakfast bar, perfect for morning coffee or casual dining. The layout flows seamlessly into the Dining room with ceiling fan overhead, then continues to the bright Living room anchored by a warm fireplace—ideal for cozy evenings. The Living room opens to your private west-facing Balcony with gas hookup that is handy for your BBQ. The Primary bedroom offers a peaceful retreat with a ceiling fan for year-round comfort, generous walk-in closet, and a convenient 4-piece ensuite bath with an extra storage closet for effortless organization. A versatile Den provides the perfect home office or creative space. The in-unit Laundry room includes convenient closet organiser for everyday ease. Your condo fee covers water and gas, plus a titled underground parking stall and an assigned storage locker. The Copperwood complex feels like a private club with luxury amenities including fitness centre, recreation room, workshop, car wash bay, and rentable guest suites for hosting your inner circle. Located in prestigious Spruce Cliff, right next to Shaganappi Point Golf Course and mere steps from Westbrook LRT Station, Westbrook Mall, and CF Chinook Centre. Imagine starting your day on the scenic trails of Edworthy Park and the Bow River pathways, just moments from your door, then enjoying downtown Calgary's restaurants, entertainment, and culture—all within 5 minutes of home. This is more than an apartment—it's a lifestyle of convenience,

recreation, and urban sophistication in one of Calgary's most desirable Southwest communities!