



**8201, 14 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2184079**



**\$545,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 743
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island		

**Inclusions:** NA

Welcome to this bright and beautiful 2 bed, 2 bath condo in Copperwood! Spacious floorpan with 9-ft ceilings throughout, making the space feel expansive and airy. The gourmet maple kitchen is a chef's dream, featuring a large island, granite countertops, and stainless steel appliances. The kitchen seamlessly flows into the dining area and living room, which is anchored by a double-sided gas fireplace that connects to the master bedroom. Premium finishes include ceramic tile and engineered hardwood flooring throughout, with carpeting in the bedrooms. Enjoy the outdoors with two private balconies, perfect for relaxing and barbecuing in the afternoon sun. The large primary suite offers a serene retreat, complete with a 4-piece ensuite featuring a soaker tub, separate shower, and walk-in closet. Additional highlights include in-suite laundry, a built-in desk off the kitchen for added convenience, and a titled underground heated parking stall with a separate storage locker. This west-facing unit is located in a quiet, desirable location, offering easy access to downtown, with the LRT and Westbrook Shopping Centre just a short walk away. Truly a stunning condo at an amazing price so book your showing today!