



GRASSROOTS
REALTY GROUP

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7101, 14 Hemlock Crescent SW
Calgary, Alberta

MLS # A2322746



\$259,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	748 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 487
LLD:	-
Zoning:	M-C2 d129
Utilities:	-

Inclusions: N/A

Welcome to Copperwood, one of Spruce Cliff's most sought-after condominium communities, where mature trees, winding pathways, and an unbeatable inner-city location create an exceptional lifestyle. Tucked away from the bustle yet minutes from downtown, this beautifully maintained main-floor residence offers comfort, convenience, and a rare connection to the outdoors. Inside, the thoughtfully designed layout feels spacious and bright, featuring 9-foot ceilings and expansive windows that fill the home with natural light. The stylish kitchen offers ample cabinetry and prep space, flowing seamlessly into the dining area and inviting living room with a cozy fireplace—perfect for both everyday living and entertaining. The primary bedroom provides a peaceful retreat with cheater ensuite access, while a built-in workspace, generous in-suite laundry, and additional storage add rare everyday functional. One of the home's most appealing features is its main-floor location with direct outdoor access, especially convenient for pet owners. Step outside to your private fenced patio—an ideal extension of the living space for morning coffee, summer barbecues, or relaxing evenings, complete with a built-in gas line. Copperwood residents enjoy excellent amenities, including a fitness centre, guest suites, party room, workshop, car wash bay, secure bike storage, titled heated underground parking, and a private storage locker. Backing onto Shaganappi Golf Course and surrounded by parks, walking and cycling paths, and the Bow River valley, this location offers a rare balance of nature and urban convenience. With quick access to downtown via CTrain, plus nearby shopping, restaurants, and easy mountain getaways, everything is within reach. Ideal for first-time buyers, professionals, downsizers, or investors—this is an

opportunity to enjoy one of Calgary’s most connected and desirable communities.