

\$349,900 - 8103, 14 Hemlock Crescent Sw, Calgary

MLS® #A2243171

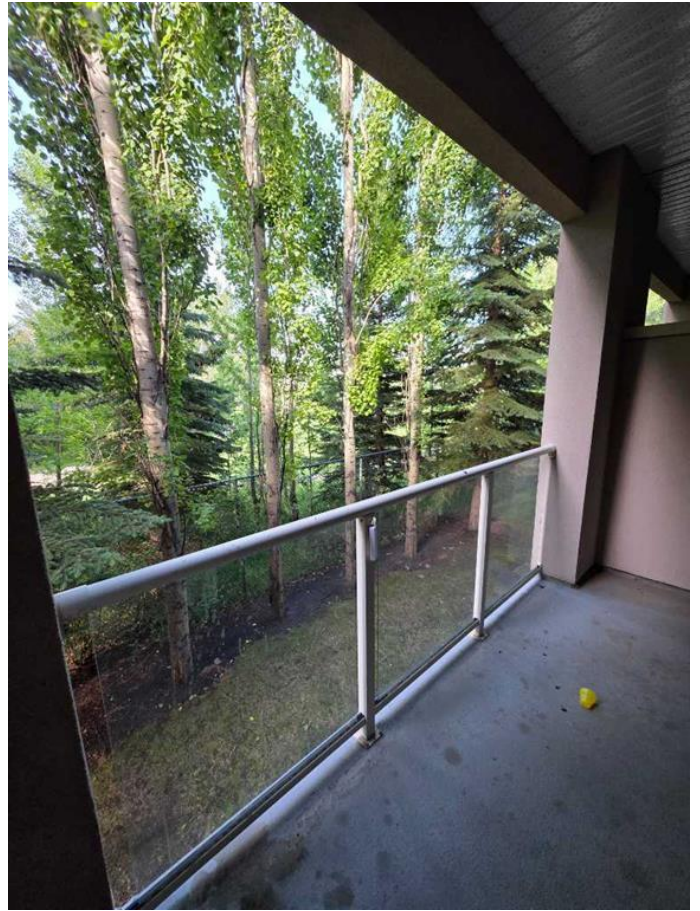
\$349,900

1 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to exceptional city living in a peaceful, tranquil area next to the Shaganappi Golf course in Spruce Cliff. This VERY SPACIOUS 920 SQ FT CONDO BACKS UP TO THE SIDE OF THE GOLFCOURSE, WITH A GORGEOUS TREED AND GREEN OUTLOOK. THIS IS NOT GROUND LEVEL, IT'S 8 FEET ABOVE. YOU WILL NEVER WANT TO MOVE AGAIN. Walking in, you will be delighted with the open concept, and the spaciousness of a large home. The entrance boasts a large closet and the kitchen features solid maple cabinetry with SS appliances, Quartz countertops, breakfast bar that will seat 5, dbl door 3 yr old refrigerator with water and ice features, and 2 freezer drawers and a custom pantry. This is a real kitchen. Then into the bright enormous living/dining area with built-in desk area, gas fireplace with stone front, maple wood mantle, honeycomb blinds and ceiling fan. You won't get tired of this green outlook from every window. The quietness will astound you. There's a screen door to the deck and a nice sized balcony for enjoying coffees, bbq's and a nice book. There's a laundry room with shelving, a linen closet and 2-piece bathroom. Then the primary room will fit all of your KING SIZE FURNITURE AND BED. Enjoy the walk-in closet with custom made organizers. This complex is designed to assist you in an easy retirement or quality of life. The Copper Club offers an impressive range of amenities, including a fitness center, recreation room, car



wash bay, workshop/craft room, bike storage, a guest suite and a well-managed, financially stable condominium community. PETS ARE ALLOWED with Board approval. LOCATION, LOCATION, situated just steps from the Shaganappi Golf Course, which offers cross-country skiing and snowshoeing in the winter, and a short walk to the Nicholls Family Library and Westbrook LRT Station, providing access to the downtown. Located near shops, restaurants, medical offices, parks, and recreation facilities, this area offers an unbeatable combination of urban convenience and a family-friendly atmosphere. Whether you're looking for a turnkey investment property or a comfortable, spacious home backing onto a treed, green outlook in a prime location, this is an opportunity you donâ€™t want to miss.

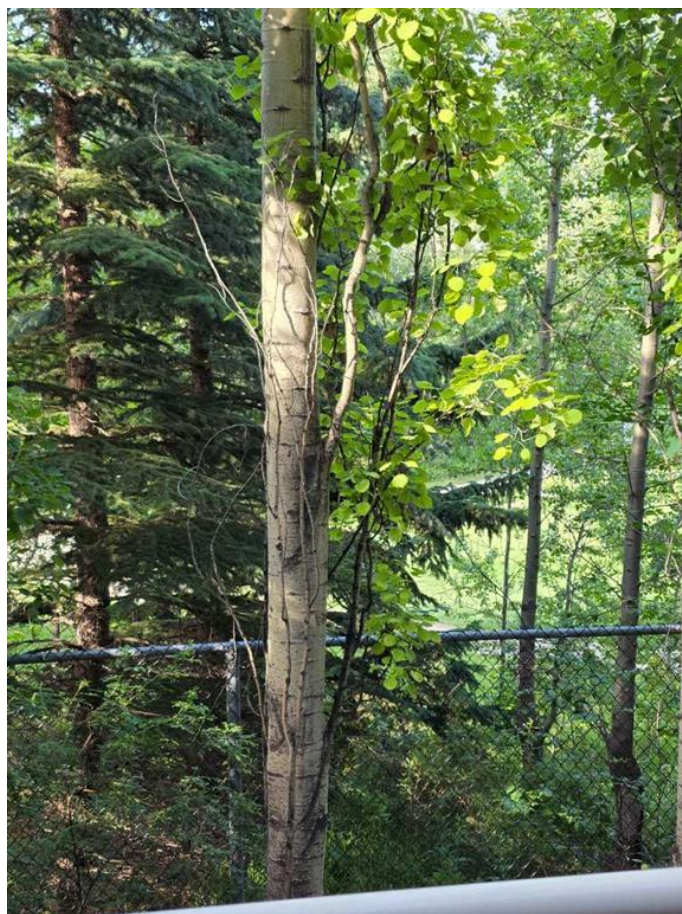
Built in 2012

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2243171 |
| Price | \$349,900 |
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 920 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 8103, 14 Hemlock Crescent Sw |
| Subdivision | Spruce Cliff |



| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C2Z1 |

Amenities

| | |
|----------------|--|
| Amenities | Visitor Parking, Workshop |
| Parking Spaces | 1 |
| Parking | Heated Garage, Secured, Stall, Titled, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | In Floor |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | BBQ gas line, Other |
| Construction | Brick, Stucco, Wood Frame |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | July 26th, 2025 |
| Zoning | M-C2 d129 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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