

14 HEMLOCK Crescent #8201, Calgary T3C 2Z1

MLS® #: **A2184079** Area: **Spruce Cliff** Listing Date: **12/19/24** List Price: **\$545,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,278**
 Low Sqft:
 Ttl Sqft: **1,278**

DOM
2
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,Granite Counters,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`2" x 12`2"	Kitchen	Main	12`6" x 12`3"
Dining Room	Main	12`7" x 11`5"	Bedroom - Primary	Main	16`1" x 12`5"
4pc Ensuite bath	Main	10`8" x 9`3"	Bedroom	Main	12`2" x 10`10"
Foyer	Main	7`3" x 5`10"	Laundry	Main	6`4" x 5`7"
4pc Ensuite bath	Main	8`9" x 8`7"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$743

Fee Simple
Fee Freq:
Monthly

M-C2

Legal Desc: **0412045**

Remarks

Pub Rmks: **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!**

Inclusions: **NA**
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









