

# \$419,900 - 5402, 14 Hemlock Crescent Sw, Calgary

MLS® #A2188856

## \$419,900

1 Bedroom, 1.00 Bathroom, 935 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

NOW OFFERED AT A LOWER PRICE, experience elevated urban living in this stunning corner penthouse condo, offering over 930 sq. ft. of stylish space, ideally located beside the Shaganappi Golf Course in Spruce Cliff. This top-floor gem provides the ultimate lock-and-leave lifestyle, blending modern elegance with ample outdoor living areas. Enjoy breathtaking views from two balconies—one expansive 28x14 ft. balcony with south and west exposure, perfect for outdoor dining, lounging, or catching glimpses of Calgary's downtown skyline. Equipped with a BBQ gas line, it's ideal for year-round entertaining. Step inside to a spacious front entrance that leads to a cozy living room featuring a gas fireplace and floor-to-ceiling windows, flooding the home with natural light. With 10-ft. ceilings and a second west-facing balcony (12x6 ft.), you'll bask in sunlight all year long. The open-concept kitchen is a chef's dream with stainless steel appliances, a gas stove, granite countertops, a double under-mount sink, and an extended circular bar that seats eight. Whether hosting formal dinners or working from home in the sunlit dining area, this space offers flexibility and functionality. The primary bedroom features a double-door closet and private side patio, the perfect spot for a lounge or hammock. A spa-inspired cheater en-suite bath offers a luxurious retreat with a tiled step-in shower, deep soaking tub, and granite-topped vanity. Heated flooring throughout, including luxury



vinyl plank in the primary bedroom, keeps things cozy in the winter and cool in the summer, making it ideal for those with pets. Additional conveniences include a large pantry/storage closet, in-suite laundry, titled underground parking, and an assigned storage locker. Building amenities abound, with a car wash bay, recreational room, fitness center, workshop, gazebo, guest suites, visitor parking, and underground bike storage. Located minutes from grocery stores, restaurants, shops, public transit, and recreational spots like Edworthy Park, the Bow River Pathways, and Douglas Fir Trail, this condo is a rare find. Westbrook Mall, Shaganappi Point Golf Course, and the West LRT are just steps away, and downtown Calgary is less than 10 minutes by car. This one-of-a-kind penthouse offers luxury, convenience, and serenity in one of Calgary's most desirable neighborhoods. Don't miss your chance—schedule a showing today!

Built in 2004

### Essential Information

MLS® #	A2188856
Price	\$419,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	935
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	5402, 14 Hemlock Crescent Sw
---------	------------------------------

Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z1

## Amenities

Amenities	Elevator(s), Bicycle Storage, Car Wash, Fitness Center, Guest Suite, Parking, Recreation Room, Storage
Parking Spaces	1
Parking	Stall, Parkade, Underground

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Built-in Features, Closet Organizers, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Gas Stove, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	January 24th, 2025
Days on Market	143
Zoning	M-C2

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.