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

MLS® #A2188856

# \$419,900

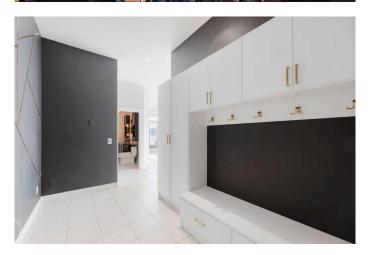
1 Bedroom, 1.00 Bathroom, 935 sqft Residential on 0.00 Acres

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 balconiesâ€"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 lounger 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 chanceâ€"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 Car Wash, Guest Suite, Parking, Bicycle Storage, Elevator(s), Fitness

Center, Recreation Room, Storage

Parking Spaces 1

Parking Stall, Parkade, Underground

#### Interior

Interior Features Built-in Features, High Ceilings, Breakfast Bar, Ceiling Fan(s), Closet

Organizers, Granite Counters, Open Floorplan, Soaking Tub

Appliances Dishwasher, Gas Stove, Refrigerator, Garage Control(s), Microwave

Hood Fan, Washer/Dryer Stacked, Window Coverings

Heating Natural Gas, In Floor

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Wood Frame, Brick, Stucco

#### Additional Information

Date Listed January 24th, 2025

Days on Market 150
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.