



**GRASSROOTS**  
REALTY GROUP

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**404, 4 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2285983**



**\$1,225,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	2,084 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,335
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d142
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s), Wet Bar

**Inclusions:** None

The top of the building is a small club. And membership is limited. Perched above the walking paths, stretching over the golf course and into the city skyline beyond, this 2,084 sqft penthouse isn't just space &mdash; it's presence. The sheer size checks the boxes and the 3 bedroom layout seals the deal. Transition from a life of cutting grass + shovelling snow to a lifestyle of sitting back + enjoying the ease of condo living. Over \$100,000 has been invested with intention and refinement. Every upgrade curated - every finish deliberate. Step foot into a gourmet kitchen dressed in quartz, anchored by a gas range, stainless steel appliances, wine fridge, full pantry and customized pull-out drawers throughout. The heart of the home boasts seamless sight lines across the open-concept layout will be the desired spot for many gatherings in the years to come. The connected living + dining spaces invite celebration &mdash; whether it's dinner for twelve or a quiet glass of wine by the gas fireplace. This is where new memories with those closest to you commence. From 10-foot ceilings to immersive built-in audio and your own projection theatre, every detail was designed for effortless living &mdash; complete with a full Hunter Douglas blinds package and phantom screens for year-round comfort. Retreat to your nearly 300 sqft primary suite, wrapped in a wall of windows. The ensuite elevates daily ritual with dual sinks and a steam shower with bench, while a fully built-out walk-in closet keeps life organized. With three rooms on hand, it provides flexibility for guests and potential for a den, lounge or library. Let's move on to the statement piece - your 600 sqft outdoor terrace. Morning coffee above the fairways - sunset cocktails over the city lights. This exterior haven provides you the space to entertain + exhale. The purchase will come with two

underground, side by side parking stalls and a separate storage locker for seasonal goods. You will also find a car wash bay + bike storage onsite. The community amenities include a large fitness facility along with recreation room which hosts several resident meet ups + gatherings throughout the year. A location close to all your daily requirements, mere blocks to the c-train, walkable to the golf course and minutes into the downtown office core. This Penthouse more than an address - it's a statement piece, a vantage point and a lifestyle reserved for those who prefer privacy. Your opportunity to live where others look up.