



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

MLS # A2285983



\$1,225,000

Division: Spruce Cliff

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Penthouse

Size: 2,084 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 3 **Baths:** 2

Garage: Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 1,335

LLD: -

Zoning: M-C2 d142

Utilities: -

Heating: Forced Air

Floors: Hardwood, Tile

Roof: -

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: -

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 — 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 — 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 — 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.