



**GRASSROOTS**  
REALTY GROUP

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**5402, 14 Hemlock Crescent SW  
Calgary, Alberta**

**MLS # A2188856**



**\$449,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 526
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub		

**Inclusions:** n/a

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!