

# \$449,900 - 5402, 14 Hemlock Crescent Sw, Calgary

MLS® #A2188856

**\$449,900**

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

Spruce Cliff, Calgary, Alberta

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	\$449,900
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, Elevator(s), Fitness Center, Guest Suite, Parking, Recreation Room, Storage, Bicycle Storage
Parking Spaces	1
Parking	Parkade, Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Stove
Heating	In Floor, Natural Gas
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	89
Zoning	M-C2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.