



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:	-		

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

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 nearly 2,100 sqft single level 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.