



GRASSROOTS
REALTY GROUP

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404, 4 Hemlock Crescent SW
Calgary, Alberta

MLS # A2318291



\$1,175,000

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:	In Floor	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

Some homes blend in. This one watches over the city. Perched above the walking paths, overlooking the golf course and stretching toward the skyline beyond, this nearly 2,100 sqft single-level penthouse delivers something rare: scale, presence and effortless living. The expansive 3-bedroom layout offers the freedom to downsize without compromise - trading shovelling snow and cutting grass for a lock-and-leave lifestyle elevated in every sense. Over \$100,000 in curated upgrades bring intention to every space. The gourmet kitchen is wrapped in quartz and anchored by a gas range, stainless steel appliances, wine fridge, full walk-in pantry with additional bar fridge and customized pull-out storage throughout. The open concept living and dining spaces were designed to bring people together - equally suited for large celebrations or quiet evenings by the gas fireplace. Built-in audio, a projection theatre, 10-foot ceilings, Hunter Douglas blinds and phantom screens create a home that feels refined, comfortable and effortless. Your nearly 300 sqft primary retreat is lined with windows and paired with a spa-inspired ensuite featuring dual sinks, a steam shower with bench seating and a fully customized walk-in closet. Two additional bedrooms provide flexibility for guests, a sophisticated office, lounge or library. And then comes the showpiece: a nearly 600 sqft outdoor terrace suspended above it all. Morning coffee over the fairways. Evening wine with the skyline glowing in the distance. A space designed to entertain, unwind and disappear into. Complete with two underground side-by-side parking stalls, private storage locker, bike storage, car wash bay, fitness facility and recreation lounge, every detail supports the lifestyle this residence was built for. Moments to daily amenities, blocks to the C-Train, walkable to golf and minutes to downtown, this is condo living without sacrifice.

Downsizing doesn't mean giving something up - it means finally living the way you've earned.