

\$399,900 - 5402, 14 Hemlock Crescent Sw, Calgary

MLS® #A2119167

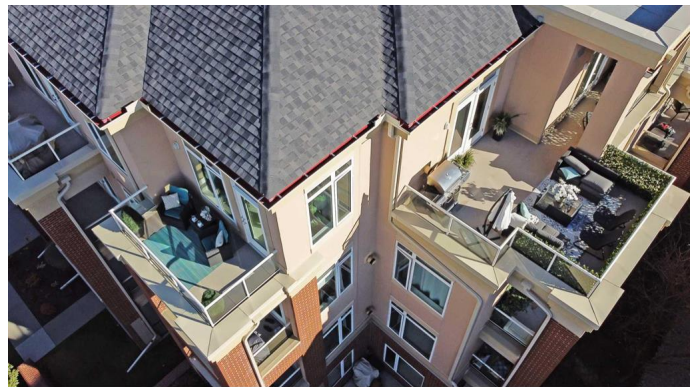
\$399,900

1 Bedroom, 1.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Experience the pinnacle of urban living in this exceptional corner penthouse condo offering over 940 sqft, nestled next to the Shaganappi Golf course in Spruce Cliff. This residence offers a lock and leave lifestyle without compromising on style or outdoor space. This refined unit boasts the epitome of modern elegance with its prime location on the top floor offering breathtaking panoramic views from not one, but two balconies with south and west exposures. Imagine indulging in outdoor dining or simply unwinding while soaking in the picturesque vistas and even catching a glimpse of the Calgary downtown skyline from your outdoor living space on the expansive 28ft x 14ft. balcony, complete with a convenient gas line for your BBQ. Massive front entrance/flex space welcomes you into a thoughtfully designed living room featuring a gas-fireplace, perfect for cozy evenings. With floor-to-ceiling windows, 10ft ceilings, and an additional west-facing balcony (12ft x 6ft), you will have ample natural light throughout the entire year. The open floorplan expands to the kitchen with its sleek stainless-steel appliances, double under-mount sink, gas stove, granite countertops, and an elongated circular eat-up bar, ideal for entertaining 8+ guests, enjoy more formal dinners in the sun-soaked dining area or use this space for home office. The Primary bedroom has a double-door closet and a private side patio connecting to your outdoor living space and is the perfect place for a relaxing lounge or



hammock. Spa-inspired cheater en-suite bathroom offers a tranquil experience with its step-in tiled shower, deep soaking tub, continued granite counters, and ample storage. Revel in the comfort of heated flooring throughout, with tile in the bathroom and living area keeping you cooler during the summer months, newer luxury vinyl plank flooring in the primary bedroom. Great for those with furry friends with no carpet. This condo also offers the convenience of a large pantry/storage closet and in-suite laundry plus titled underground parking with an assigned storage locker, ensuring ample space for your belongings. Plus, enjoy a plethora of building amenities including a carwash bay, recreational room, fitness center, workshop area, gazebo, guest suites, visitor parking, and underground bike storage. This location could not be more ideal, with grocery stores, shops, restaurants, and public transit. The 33 Street public library, Westbrook Mall, Shaganappi Point Golf Course, Edworthy Park, the West LRT, Douglas Fir Trail, and the Bow River Pathways are all just minutes away. And with downtown Calgary less than a 10-minute drive, you'll have the best of urban living right at your doorstep. Do not miss this rare opportunity to experience luxury, convenience, and serenity in one of Calgary's most sought-after neighbourhoods. It won't last long, book a showing today!

Built in 2004

Essential Information

MLS® #	A2119167
Price	\$399,900
Sold Price	\$416,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1

Square Footage	941
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	5402, 14 Hemlock Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Z1

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Other
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 6th, 2024
Days on Market	2
Zoning	M-C2 d129
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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