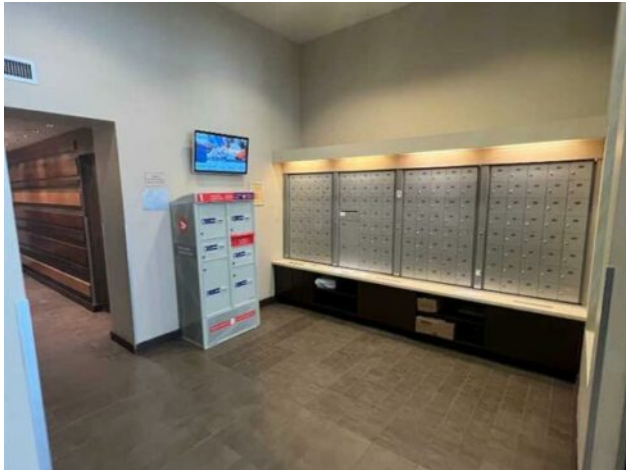


**1003, 55 Spruce Place SW  
Calgary, Alberta**

**MLS # A2255772**

**\$379,900**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spruce Cliff                       |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 993 sq.ft.                         | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |                 |
|--------------------|---------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 802          |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                        | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** n/a

Enjoy spectacular views of downtown Calgary and Shaganappi Golf Course from this bright, air-conditioned two-bedroom, two-bathroom corner unit. Featuring titled underground heated parking stall, this spacious home offers a formal dining area, a large living room with a cozy fireplace, and a functional kitchen and a generous window for natural light. Step out onto the east- and south-facing balcony&mdash;perfect for soaking in the sunshine all day. This well-maintained complex offers exceptional amenities, including 24/7 security, on-site property management, an indoor swimming pool, hot tub, fitness center, pool table, ping-pong table, and a private park. Ideally located near the C-Train, bus routes, and Westbrook Mall, this is urban living at its best.