

**1205, 55 Spruce Place SW
 Calgary, Alberta**
MLS # A2271585

\$345,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	766 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 642
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions:

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo offering stunning southwest exposure and immaculate mountain views from both the living room and primary bedroom. Flooded with natural light throughout the day, this home combines comfort, convenience, and lifestyle in one of Calgary's most connected west-side locations. Strategically located just 10 minutes from downtown, this community offers exceptional bike trails that lead directly to the Bow River and city core. Westbrook Mall, Walmart, and an abundance of shops, cafés, and restaurants are all within walking distance, and the Westbrook LRT station is located right outside the building for effortless commuting. Shaganappi Golf Course sits just next door for those who love the outdoors. Residents enjoy a full range of on-site amenities including a fitness centre, indoor swimming pool and hot tub for year-round use, and conference rooms available for private bookings. This home also includes a titled parking stall in the heated underground parkade and an assigned storage unit for added convenience. Perfect for professionals, downsizers, or investors, this property offers a bright and spacious layout, breathtaking views, and an unbeatable location surrounded by every amenity imaginable.