

**304, 55 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2320754**



**\$253,999**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	604 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	Direct Control District
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Open-concept, bright and light one bedroom and a den is ideal for both everyday living and entertaining. The stylish kitchen features an appliance package, dark cabinetry, subway-tile backsplash and a large island with eating bar. New paint and luxury vinyl plank flooring throughout make this unit move-in-ready. Huge main room features a gas fireplace, plenty of space for all your furnishings and access to the generous size balcony to enjoy the views, bask in the afternoon-evening sun and relax. The well sized bedroom enjoys the warm glow from the large window and a full closet, a restful retreat. A versatile den provides the flexibility of a home office, study, or creative corner. The 4-piece bathroom is both, convenient and practical. In-suite Laundry, titled underground parking stall, separate storage locker and underground visitor parking. Residents of this sought-after building enjoy exceptional amenities including an indoor pool, hot tub, well equipped gym, and a recreation room with table tennis, a pool table & lounging areas designed for leisure and connection. The perfect location of the building is just steps to the C-Train, Westbrook Mall, Public Library, restaurants, entertainment, Shaganappi Golf Course and minutes from downtown. Nestled in the desirable community of Spruce Cliff, this condo combines urban convenience with lifestyle perks, making it an outstanding choice for first-time buyers, professionals, investors, or those looking to downsize. Set up a private showing and discover the view and lifestyle you deserve!