

1408, 55 Spruce Place SW
Calgary, Alberta

MLS # A2321469



\$279,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: NA

Beautifully updated unit with spectacular views and access to what may be the finest amenity package in the city, including a stunning fitness centre overlooking Shaganappi Golf Course, a recently renovated indoor pool and hot tub, a games room with ping-pong and pool tables, and a large multi-purpose social room available for private bookings. Inside, you'll find newer quartz countertops (2021), appliances (2023), and luxury vinyl plank flooring (2019). The thoughtfully designed floor plan offers generously sized principal rooms, including a spacious kitchen, living room, and bedroom, plus a versatile den/flex area near the entrance. Enjoy the incredible views from the large private balcony. Additional features include A/C, underground parking conveniently located near the elevator and a separate storage locker. The location is exceptional—just a short walk to Westbrook LRT Station, the library, and the shops and services of Westbrook Mall. This home truly has it all!