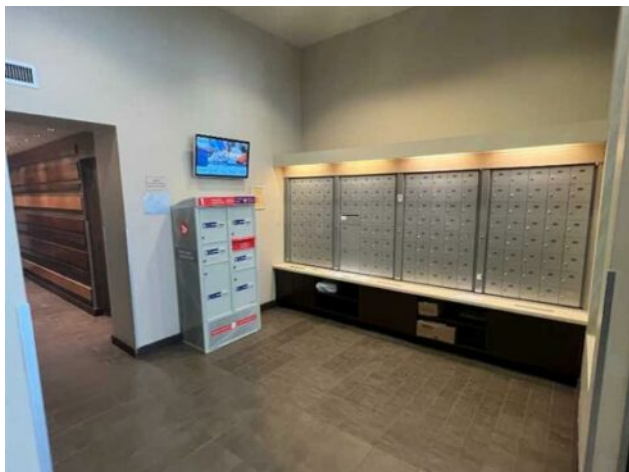


1003, 55 Spruce Place SW  
Calgary, Alberta

MLS # A2255772



# \$384,900

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	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.