



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1203, 55 Spruce Place SW
Calgary, Alberta

MLS # A2249309



\$388,500

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	988 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape, Treed, Views		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 842
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		
Inclusions:	None		

"2 full baths, " 2 Bedroom plus Den - C plan " An absolute pleasure to view in the BRAVA at Westgate Park. Bright open concept unit features floor to ceiling windows, hardwood & tile flooring, good sized balcony with South East View, family/dining room with fireplace, Kitchen with upgraded appliances & breakfast bar, master bedroom with en-suite, 2nd bedroom & 3 piece main bathroom with shower & stacking washer & dryer in closet. Check out 'The Club' include - indoor swimming pool, hot tub, games room, fitness room & meeting rooms. Separate storage closet, bike storage & 1 underground HEATED parking stall, plus, underground guest parking. Central, convenient & close to nature! This unit also includes a very large Parking Stall that will accommodate handicap vehicles.