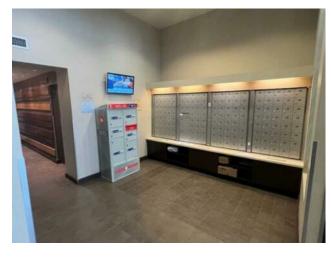


1-833-477-6687 aloha@grassrootsrealty.ca

1003, 55 Spruce Place SW Calgary, Alberta

MLS # A2255772



\$379,900

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

Heating: Water: Baseboard Floors: Sewer: Carpet, Ceramic Tile, Laminate Roof: Condo Fee: \$802 **Basement:** LLD: Exterior: Zoning: Concrete 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—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.