



**GRASSROOTS**  
REALTY GROUP

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**703, 55 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2126149**



**\$425,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 784
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Stone Counters		

**Inclusions:** N/A

Welcome Home! Fantastic 1000 sq ft Two Bedroom Corner Unit condominium apartment in the Brava Building on Spruce Place. Steps to Westbrook Mall Shopping and Restaurants, Westbrook LRT, Shaganappi Golf Course, less than 10 minute drive or 20 minute bike to downtown. Recently updated with neutral paint and Top Quality Vinyl Plank Flooring. Open kitchen with granite countertops. Dining area is great for fun get togethers, Living Room with gas fireplace, tons of windows make this unit feel open and airy, Views of Downtown, the Mountains and the City for miles. Primary bedroom with walk in closet and full 4pce bathroom, Second Bedroom faces south for lots of sun with huge windows (and separate from the Primary Bedroom). Balcony is ideal for all times of day. Insuite Laundry and storage, second full bathroom and titled underground parking round out this Terrific Home! Complex amenities include a swimming pool and hot tub, games/recreation room, fitness area and visitor parking. View this Property Today!