



**602, 55 Spruce Place SW
Calgary, Alberta**

MLS # A2209773



\$424,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,004 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Side By Side, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 842
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: Window Coverings

**** PRICE ADJUSTED MAY 30 **** LUXURY CONDO LIVING! Don't miss out on this stunning CORNER UNIT on the 6th Floor, with 2 Large Bedroom + 2 Full Bathrooms, in the highly sought after Brava building! This apartment has SPECTACULAR VIEWS, of the Golf Course + Downtown, with unbeatable building location, on the quiet side of the building, far away from road noise. The condo comes with 2 TITLED PARKING STALLS (2nd Stall has a Value of aprx \$30,000, and will rent for \$125-\$150 a month if you don't need 2 stalls) & HUGE STORAGE LOCKER! Highlights of this bright and spacious unit include amazing North East views from all main rooms & the large private balcony, Freshly Painted Walls, Trim, Doors in modern light + bright colors, Kitchen with granite countertops with overhang for Island, Stainless Steel appliances, in-suite laundry, a 9 ft ceiling, loads of natural light from the floor-to-ceiling windows, central air, and more! The large living/dining areas has a GAS Fireplace, The primary bedroom includes a 3-piece ensuite with shower and large walk in closet. The second bedroom is also a good size and is complimented with a second full bathroom. Underground heated parking for you and your guests, ensures comfort year-round for both the parking stalls, and the storage unit is located on Level 2. Enjoy luxury living with the indoor pool/hot tub, fitness center, and a recreation room with ping pong, pool table and lounging areas. All of this is in a prime location—walking distance to Westbrook Mall, Shaganappi golf course, local amenities, and the C-Train station for an easy commute to downtown. This complex also has an on-site manager and security. If you are looking for a maintenance free lifestyle with great condo amenities and a walkable location, then this condo is definitely for you! Hurry on over to BRAVA 602, Move in Ready

condo !