



**GRASSROOTS**  
REALTY GROUP

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**1404, 55 Spruce Place SW  
Calgary, Alberta**

**MLS # A2210391**



**\$304,800**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	611 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

Welcome to your contemporary inner city condo in the heart of Calgary, located in the beautiful community of Spruce Cliff that effortlessly combine modern design with local charm. This beautiful and well maintained building offers the best of both indoor and outdoor living and amenities, with an indoor pool, private balcony and a gorgeous golf course within walking distance. The location is unbeatable as well with so many shops and restaurants to choose from and easy transportation with city buses and train stop within walking distance. This clean and well maintained condo unit has a large bedroom, full bathroom, kitchen and dining area along with all the appliances you'll need. This unit also gets great sun exposure all day long so you can comfortably enjoy your balcony all day and still stay cool inside with central AC and enjoy the lovely view of the golf course.