

807, 55 Spruce Place SW  
Calgary, Alberta

MLS # A2242244



**\$378,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spruce Cliff                       |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 902 sq.ft.                         | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                            |                   |                 |
|--------------------|--------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                             | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                          | <b>Condo Fee:</b> | \$ 762          |
| <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>   | Breakfast Bar, Open Floorplan, See Remarks |                   |                 |

**Inclusions:** Bathroom Mirrors (all), Light Fixtures (all), Decking Tiles, Artificial Turf, Sofa Outside on Deck

Welcome to this beautifully appointed condo in the desirable community of Spruce Cliff, just 10 minutes west of downtown. With over 900 SQFT of stylish living space, this home features an open layout with floor-to-ceiling windows that flood the unit with natural light. The modern kitchen is equipped with stone countertops, sleek cabinetry, and ample workspace, flowing seamlessly into the cozy living room centered around a gas fireplace. Step outside to the oversized deck, complete with glass railings, decking tiles, and artificial turf - perfect for enjoying stunning sunset views. The thoughtful layout includes two spacious primary bedrooms, each with large closets and private access to full bathrooms, making it ideal for guests, roommates, or a home office. With no carpet throughout, this condo is both low-maintenance and stylish. Additional features include central A/C, a separate storage locker, titled underground parking, and quiet concrete construction. Residents enjoy access to premium amenities such as an indoor pool, hot tub, and gym. Located steps from Westbrook Mall, Westbrook LRT, the Bow River Pathway, Douglas Fir and Quarry Road Trails, and Shaganappi Point Golf Course, this home offers convenience, comfort, and connectivity. Book your private viewing today!