

**1606, 55 Spruce Place SW
Calgary, Alberta**

MLS # A2253482



\$345,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Priced to sell with incredible value!!! This 2-bed 2-bath dog & cat friendly unit has stunning sunset views with complete West exposure, and is conveniently located, ready for your urban home base! Building amenities include a pool, hot tub, extensive gym, lounge, rentable multi-purpose room, outdoor playground, 24 hour security, bike room and underground visitor parking – all this with affordable condo fees. The primary retreat will fit your bed plus furniture, and is complete with a 4-piece ensuite with tub. An extra bedroom and full bathroom complete the unit, along with laminate flooring throughout (no carpet!) and a functional kitchen with granite counters and stainless steel appliances. A titled parking stall and an assigned storage locker are extra perks! The location is one to note! 9-minute drive to downtown, a pedestrian bridge over Bow Trail provides access to the Westbrook LRT station & library, Safeway, Jubilations, Westbrook Mall and the restaurants of 17 Ave! One dog or cat per unit and dogs measuring up to 15 inches in height measured from the ground to the top of the shoulder at maturity are permitted.