

**1507, 55 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2162543**



**\$389,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Guest, Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 744
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this well-maintained and spacious 2-bedroom, 2-bathroom condo spanning 888 sq.ft., perfectly designed for modern urban living. Nestled in a prime location, this north west-facing unit offers stunning views and a well-appointed floor plan that maximizes space and comfort. Enjoy cozy evenings by the gas fireplace in the living room, or step out onto the large balcony to soak in the breathtaking views. The modern kitchen is perfect for the home chef. The unit also includes central air conditioning, heated parking, and a storage locker for ultimate convenience and comfort. Residents have free access to a fantastic recreation centre with a full-size pool and extensive fitness area. Only two traffic lights and a quick 5-minute drive to downtown, or ride your bike in just 10 minutes. Walk to Bow River Valley parks, a golf course, and off-leash areas, with the Underground Westbrook LRT station, shopping, and restaurants just across the street. Plus, enjoy easy access to highways and the mountains for weekend getaways. Discover modern urban living with all the amenities you need in an extra convenient location. Click the Virtual Tours for more details and to see why this condo is the perfect place to call home!