

1405, 55 Spruce Place SW  
Calgary, Alberta

MLS # A2167637



## \$369,500

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	770 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 630
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to this Amazing 770 sq ft two bedroom two bathroom condo in BRAVA. The best amenities live here!! Underground heated parking, massive swimming pool, heated jacuzzi, Modern weight and fitness room, games room complete with billiards, table tennis, multi purpose rooms, all accessible by a +15 walkway system. Underground visitor parking, locked bike storage, well manicured grounds and with 24 hour onsite security. Steps from the C-Train station (close to downtown), Westbrook Mall (Safeway and Walmart), Shaganappi Golf Course, bike pathway systems along Edworthy Park, and transportation routes. This condo has hardwood floors throughout with two spacious bedrooms, large kitchen with breakfast bar island, granite countertops, High ceilings with full height windows so natural daylight is everywhere. Beautiful South West Views of the mountains, cozy gas fireplace finishes off the large living room. Primary suite offers full ensuite bath. Second bedroom can be your flex room for a great home office or anything you require. In-suite laundry with brand new washer, dryer. Balcony is large with great views and includes a gas-line for your BBQ. Additional storage locker is included Fantastic layout with two full baths, in-suite laundry, two bedrooms, heated parking, the best of all amenities, inner city location - come see this condo!!