

1701, 55 Spruce Place SW
Calgary, Alberta

MLS # A2170672



\$299,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	608 sq.ft.	Age:	2006 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

Inclusions: None

Welcome to this stunning one-bedroom plus den condo with breathtaking views and a host of impressive features. The unit boasts 9-foot ceilings and an open-concept design, creating a spacious, modern living space. Upgraded throughout, it includes elegant porcelain flooring and a gourmet kitchen featuring custom maple cabinetry, a built-in wine rack, glass tile backsplash, granite countertops, and sleek black appliances. The central island is complemented by a convenient breakfast bar. The dining and living areas are illuminated by floor-to-ceiling windows, with a cozy corner fireplace finished in Tumblestone for a warm, inviting ambiance. The stylish bathroom includes a raised basin vanity, and the unit is equipped with in-suite laundry and central air conditioning. Step out onto the balcony, complete with a BBQ gas hookup, and take in the stunning views of the mountains, city skyline, and nearby golf course. Residents enjoy access to on-site amenities such as 24-hour security, a swimming pool, hot tub, gym, and recreation area, all connected via the +15 walkway system. This condo is perfectly located, just steps from the C-Train station, Library, Westbrook Mall (Safeway and Walmart), Shaganappi Golf Course, bike paths along Edworthy Park, and major transportation routes.