



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1808, 55 Spruce Place SW
Calgary, Alberta

MLS # A2314992



\$279,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 527
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to this bright 1 bedroom + den condo in the desirable community of Spruce Cliff. On the 18th floor, this well-maintained unit offers stunning northwest views of the city through large windows that fill the space with natural light. The open-concept layout is both functional and welcoming, featuring granite countertops in the kitchen and the spacious 4p bathroom. Enjoy the convenience of inner-city living with Shaganappi Point Golf Course, the public library, Westbrook Mall, and the C-Train Station just steps away. There is titled underground parking stall and a good sized storage. Centrally located, this home provides quick and easy access to downtown Calgary. This secure concrete building is exceptionally well managed and offers outstanding amenities including on-site security personnel, security cameras, a swimming pool, hot tub, fitness center and recreation room. Everything you need for comfortable and worry free living. Take the opportunity to view this affordable inner-city condo offering incredible value, convenience, and spectacular views.