

1701, 55 Spruce Place SW  
Calgary, Alberta

MLS # A2170672



**\$299,900**

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

**Heating:** Baseboard

**Floors:** Tile

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Granite Counters, High Ceilings, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 509

**LLD:** -

**Zoning:** DC

**Utilities:** -

**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.