

**1908, 55 Spruce Place SW**  
**Calgary, Alberta**
**MLS # A2210896**

**\$289,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	611 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this gorgeous, well maintained, 1 Bedroom, 1 Bathroom unit with 9 foot ceilings on the NINETEENTH FLOOR of this Luxury, pet friendly, concrete high rise building. Walk in the door, next to the foyer and you will find a large kitchen with Maple Cabinets, laminate Counters, a center Island, and black kitchen appliances. The open concept apartment features a large living/dining area with plenty of space for both living room furniture and a dining table. The living room is accented with huge windows that let in loads of natural light and a patio door that grants access to a sprawling private northwest facing balcony overlooking spectacular views. The large bedroom with a big closet, a 4-piece bathroom and a ensuite laundry completes this unit. The unit also comes with One Titled, Heated Underground Parking Stall and a storage unit located on Level 2. Enjoy luxury living with the indoor pool/hot tub, fitness center, and a recreation room with table-tennis, pool table and lounging areas. This wonderful condo is just steps away from the Westbrook Mall, restaurants, groceries, Shaganappi golf course, local amenities, the Westbrook C-Train station and Library and an easy commute to downtown. This complex also has an on-site manager and security. If you are looking for a maintenance free lifestyle with great condo amenities and a walkable location, then don't miss out the opportunity to make it yours! Book your viewings today!