

1203, 55 Spruce Place SW

Calgary, Alberta

MLS # A2249309



\$378,000



|                    |            |                                                |                   |
|--------------------|------------|------------------------------------------------|-------------------|
| <b>Division:</b>   |            | Spruce Cliff                                   |                   |
| <b>Type:</b>       |            | Residential/High Rise (5+ stories)             |                   |
| <b>Style:</b>      |            | Apartment-Single Level Unit                    |                   |
| <b>Size:</b>       | 988 sq.ft. | <b>Age:</b>                                    | 2005 (20 yrs old) |
| <b>Beds:</b>       | 2          | <b>Baths:</b>                                  | 2                 |
| <b>Garage:</b>     |            | Heated Garage, Parkade, Titled, Underground    |                   |
| <b>Lot Size:</b>   |            | -                                              |                   |
| <b>Lot Feat:</b>   |            | Level, Low Maintenance Landscape, Treed, Views |                   |
| <b>Heating:</b>    |            | <b>Water:</b>                                  | -                 |
| <b>Floors:</b>     |            | <b>Sewer:</b>                                  | -                 |
| <b>Roof:</b>       |            | <b>Condo Fee:</b>                              | \$ 842            |
| <b>Basement:</b>   |            | <b>LLD:</b>                                    | -                 |
| <b>Exterior:</b>   |            | <b>Zoning:</b>                                 | DC (pre 1P2007)   |
| <b>Foundation:</b> |            | <b>Utilities:</b>                              | -                 |
| <b>Features:</b>   |            | High Ceilings, No Smoking Home                 |                   |
| <b>Inclusions:</b> |            | None                                           |                   |

" 2 full baths, " 2 Bedroom plus Den - C plan " An absolute pleasure to view in the BRAVA at Westgate Park. Bright open concept unit features floor to ceiling windows, hardwood & tile flooring, good sized balcony with South East View, family/dining room with fireplace, Kitchen with upgraded appliances & breakfast bar, master bedroom with en-suite, 2nd bedroom & 3 piece main bathroom with shower & stacking washer & dryer in closet. Check out 'The Club' include - indoor swimming pool, hot tub, games room, fitness room & meeting rooms. Separate storage closet, bike storage & 1 underground HEATED parking stall, plus, underground guest parking. Central, convenient & close to nature! This unit also includes a very large Parking Stall that will accommodate handicap vehicles.