



## 55 Spruce Place Calgary Alberta

\$369,000

Price REDUCED! Welcome to this exceptional 2-bedroom, 2-bath apartment located on the edge of downtown across Shaganappi Point Golf Course. Rarely available the entire unit was covered with elegant and laminated wood floor yet has layout of a perfect home. The spacious living room offers immense natural light with a private balcony where you can enjoy expansive views of the Rockies. The beautifully designed kitchen featuring cabinetry, appliances, and a breakfast counter that fits all family needs. Both bedrooms are generously sized that fits queen-sized beds and tables. All bedrooms have its own private washroom, and the master bedroom features a walk-in closet and a 4-piece ensuite bath. The laundry room is positioned far away from the bedrooms which minimized the noise. The unit includes one titled, secure underground parking space, and a private locker room. Residents have access to swimming pool, hot tub, fitness center with quality equipment, and a recreation room with table tennis, a pool table, and lounging areas. This unit boasts a prime location within walking distance to Westbrook Mall, and close to Edworthy Park, C-train and bus stops, with easy access to downtown via Bow Trail. Book your private showing today! (id:6769)

Other 6.67 Ft x 5.08 Ft

Laundry room 3.17 Ft x 3.17 Ft

3pc Bathroom 8.17 Ft x 4.92 Ft

Bedroom 10.75 Ft x 10.17 Ft

Other 3.75 Ft x 3.42 Ft

Other 3.75 Ft x 3.67 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Primary Bedroom 10.92 Ft x 10.75 Ft

Other 11.75 Ft x 9.92 Ft

Dining room 11.58 Ft x 8.08 Ft

Living room 17.25 Ft x 11.58 Ft

Other 21.83 Ft x 6.42 Ft

Listing Presented By:



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See

**Mirror**

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