



## 55 Spruce Place Calgary Alberta

\$319,000

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. (id:6769)

Living room/Dining room 15.67 Ft x 12.50 Ft

Kitchen 11.00 Ft x 8.67 Ft

Den 8.00 Ft x 5.83 Ft

Bedroom 10.25 Ft x 9.83 Ft

4pc Bathroom 7.75 Ft x 4.83 Ft

Laundry room 3.00 Ft x 3.00 Ft

Listing Presented By:



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Grand Realty

**RE/MAX**  
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