



## 55 Spruce Place Calgary Alberta

\$339,000

Welcome to this beautifully maintained unit featuring 2 bedrooms, 2 bathrooms and a great views from all over the unit. This home has been updated with new paint and carpets in 2018. The open-concept living area boasts large windows and 9-foot ceilings, flooding the space with natural light. The generously sized dining area is perfect for hosting, while the cozy gas fireplace and sliding patio doors lead to a spacious, private balcony-ideal for relaxing or entertaining. The kitchen offers beautiful cabinets with stainless appliances. You will love your master bedroom with it's own ensuit bathroom and a great view. The second bedroom is versatile, perfect for guests, children, or as a home office. Condo fee includes everything such as in-site building manager, 24/7 security and all utilities except electricity. Residents also enjoy access to the Recreation building by a plus 15 includes the full GYM, GAME ROOM with billiards and ping pong table, full size POOL, hot tub and the PARTY ROOM provided for the owners enjoyment. An AIR CONDITIONER, UNDERGROUND HEATED parking stall and STORAGE locker completes the package. the LRT just a short walk away for your quick commute to downtown, shopping near by and a golf course right next door. Only 10 min to Downtown, about 15 min to U of C, Children's Hosp and Mount Royal University. You will love this one. Check out the virtual tour and book your viewing today! (id:6769)

3pc Bathroom 8.25 Ft x 5.00 Ft  
4pc Bathroom 8.00 Ft x 5.00 Ft  
Other 16.58 Ft x 7.25 Ft  
Bedroom 9.25 Ft x 9.08 Ft

Kitchen 11.50 Ft x 11.25 Ft  
Living room 11.50 Ft x 16.58 Ft  
Primary Bedroom 11.33 Ft x 13.42 Ft

Listing Presented By:



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First Place Realty

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