



## 55 Spruce Place Calgary Alberta

\$349,900

Welcome to the Open house this Sunday July 7 2-5 pm! Great location! Nice layout, Functional! This little gem has all you need! Bright and Sunny Southwest Facing Apartment with Sweeping views of the City and Awesome Mountain Views. Two Bedrooms with 2 Full Bathrooms in the Brava Tower @ Westgate Park. Engineered Hardwood floors in Living Room, Dining Room and Hallway. Carpet in the Bedrooms. Tile Floors in Kitchen, Entrance and Bathrooms. Gas Fireplace in Living Room. Functional Kitchen has Granite Countertops and Stainless Steel Appliances. This wonderful Apartment has floor to ceiling Windows, a great Balcony, Insuite Laundry, Central Air Conditioning, heated Underground Parking Spot close to Elevators and an assigned Storage Locker. Building Amenities include Indoor Swimming Pool, Hot Tub, Exercise room/Weight Room (overlooking Shaganappi Golf Course), Recreation & Activity Room, Party Room, 24/7 on site Security and Underground Visitor Parking. Fantastic location only steps to LRT Station, Public Library, Westbrook Mall, Dining, Golfing and much more. Designated schools are Wildwood (K-6), Vincent Massey School (7-9), Central Memorial School (10-12) with Advanced Program. Currently rented at \$2400 with lease ending July 31. Private schools close by, Rundle College 9 minutes Webber Academy 13 mins driving. 7 minutes walking to LRT. Disclosure: Microwave doesn't work. (id:6769)

Other 3.92 Ft x 3.42 Ft

Other 10.25 Ft x 8.75 Ft

Dining room 8.50 Ft x 6.92 Ft

Bedroom 9.42 Ft x 8.92 Ft

Primary Bedroom 13.58 Ft x 11.33 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

Laundry room 3.33 Ft x 2.92 Ft

Other 14.50 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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