



## 55 Spruce Place Calgary Alberta

\$349,800

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 2.03 M x 1.55 M

Laundry room .97 M x .97 M

3pc Bathroom 2.49 M x 1.50 M

Bedroom 3.28 M x 3.10 M

Other 1.14 M x 1.04 M

Other 1.14 M x 1.12 M

4pc Bathroom 2.31 M x 1.50 M

Primary Bedroom 3.33 M x 3.28 M

Other 3.58 M x 3.02 M

Dining room 3.53 M x 2.46 M

Living room 5.26 M x 3.53 M

Other 6.65 M x 1.96 M

Listing Presented By:



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### RE/MAX Realty Professionals

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