



THE
A-TEAM

**RE/MAX
FIRST**

55 SPRUCE Place #703, Calgary T3C3X5

MLS® #: **A2126149**

Area: **Spruce Cliff**

Listing Date: **04/25/24**

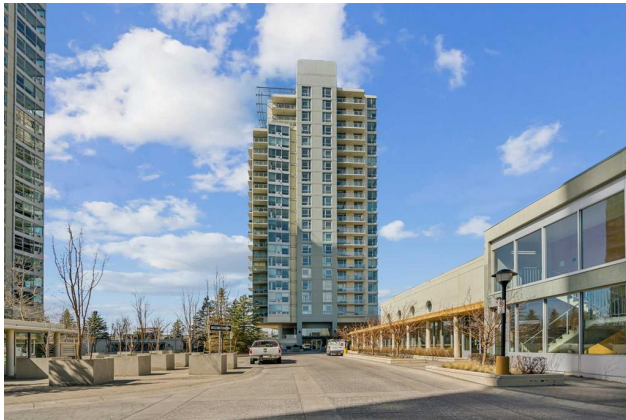
List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,006**
Low Sqft:
Ttl Sqft: **1,006**

DOM

24

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`11" x 9`5"	Dining Room	Main	9`0" x 7`10"
Living Room	Main	19`3" x 12`2"	Bedroom - Primary	Main	11`6" x 10`9"
4pc Ensuite bath	Main	8`7" x 4`11"	Bedroom	Main	13`1" x 11`6"
3pc Bathroom	Main	8`11" x 4`11"	Laundry	Main	6`4" x 4`3"
Balcony	Main	9`2" x 6`4"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$784

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

0612906

Remarks

Pub Rmks:

Welcome Home! Fantastic 1000 sq ft Two Bedroom Corner Unit condominium apartment in the Brava Building on Spruce Place. Steps to Westbrook Mall Shopping and Restaurants, Westbrook LRT, Shaganappi Golf Course, less than 10 minute drive or 20 minute bike to downtown. Recently updated with neutral paint and Top Quality Vinyl Plank Flooring. Open kitchen with granite countertops. Dining area is great for fun get togethers, Living Room with gas fireplace, tons of windows make this unit feel open and airy, Views of Downtown, the Mountains and the City for miles. Primary bedroom with walk in closet and full 4pce bathroom, Second Bedroom faces south for lots of sun with huge windows (and separate from the Primary Bedroom). Balcony is ideal for all times of day. Insuite Laundry and storage, second full bathroom and titled underground parking round out this Terrific Home! Complex amenities include a swimming pool and hot tub, games/recreation room, fitness area and visitor parking. View this Property Today!

Inclusions:

N/A

Property Listed By:

Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





