



THE
A-TEAM

**RE/MAX
FIRST**

55 SPRUCE Place #907, Calgary T3C 3X5

MLS® #: **A2162847** Area: **Spruce Cliff** Listing Date: **09/06/24** List Price: **\$374,900**
 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: **893**
 Low Sqft:
 Ttl Sqft: **893**

DOM

12
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, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Composite Siding, Concrete**
 Flooring: **Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsm: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`8" x 5`1"	Laundry	Main	3`2" x 3`2"
3pc Bathroom	Main	8`2" x 4`11"	Bedroom	Main	10`9" x 10`2"
Walk-In Closet	Main	3`9" x 3`5"	Walk-In Closet	Main	3`9" x 3`8"
4pc Ensuite bath	Main	7`7" x 4`11"	Bedroom - Primary	Main	10`11" x 10`9"
Kitchen With Eating Area	Main	11`9" x 9`11"	Dining Room	Main	11`7" x 8`1"
Living Room	Main	17`3" x 11`7"	Balcony	Main	21`10" x 6`5"

Condo Fee:
\$744

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0612906**

Remarks

Pub Rmks: **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!**

Inclusions: **None**
Property Listed By: **Grand Realty**

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







