



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 SPRUCE Place #1405, Calgary T2R1S4**

MLS®#: **A2167637**      Area: **Spruce Cliff**      Listing Date: **09/20/24**      List Price: **\$349,500**  
 Status: **Pending**      County: **Calgary**      Change: **-\$10k, 18-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2005**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Stall,Underground**

Finished Floor Area

Abv Sqft: **770**  
 Low Sqft:  
 Ttl Sqft: **770**

DOM

**74**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof:  
 Heating: **Baseboard,Boiler**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Metal Siding**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 12`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`8" x 17`6"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>8`3" x 9`5"</b>
<b>Balcony</b>	<b>Main</b>	<b>13`11" x 6`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$630**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**  
 Fee Freq:

Legal Desc:

0612906

Monthly

Remarks

Pub Rmks:

**Welcome to this Amazing 770 sq ft two bedroom two bathroom condo in BRAVA. The best amenities live here!! Underground heated parking, massive swimming pool, heated jacuzzi, Modern weight and fitness room, games room complete with billiards, table tennis, multi purpose rooms, all accessible by a +15 walkway system. Underground visitor parking, locked bike storage, well manicured grounds and with 24 hour onsite security. Steps from the C-Train station (close to downtown), Westbrook Mall (Safeway and Walmart), Shaganappi Golf Course, bike pathway systems along Edworthy Park, and transportation routes. This condo has hardwood floors throughout with two spacious bedrooms, large kitchen with breakfast bar island, granite countertops (bathrooms as well) , High ceilings with full height windows so natural daylight is everywhere. Beautiful South West Views of the mountains, cozy gas fireplace finishes off the large living room. Primary suite offers full ensuite bath. Second bedroom can be your flex room for a great home office or anything you require. In-suite laundry with brand new washer, dryer. Balcony is large with great views and includes a gas-line for your BBQ. Additional storage locker is included Fantastic layout with two full baths, in-suite laundry, two bedrooms, heated parking, the best of all amenities, inner city location - come see this condo!!**

Inclusions:

n/a

Property Listed By:

**Boutique Properties Inc.**

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













