

# Welcome Home to

#1207 55 SPRUCE PL SW



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

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*Top 1% Nationally*



This beautiful 2 bed, 2 bath condo in Spruce Cliff has it all! Amazing west views of the mountains, convenient central location to all amenities and modern interior finishings make it an excellent value. The unit boasts nearly 900 sq feet, and features a kitchen with granite counters, breakfast bar & stainless steel appliances, and overlooks the living room with floor to ceiling windows & a gas fireplace. The balcony is large enough for a BBQ & plenty of seating. The master bedroom features an updated ensuite with new vanity, stylish barn door and walk-in-closet, and the 2nd bedroom is spacious and has direct access to the main bathroom. Other great features include wide plank hardwood flooring, updated industrial light fixtures, in-suite laundry (with a newer washer & dryer), titled underground parking, and assigned storage. Not to mention great building amenities such as 24 hour security, a full sized pool, hot tub, gym, games room and more. Steps to LRT, library, shopping & more, this is a fantastic opportunity!





**MLS:** C4223388  
**Year Built:** 2006  
**Style:** Single Level Unit  
**Total SqFt:** 895  
**Taxes (2018):** \$2,199  
**Parking:** 1/Stall, Single Indoor, Heated, Parkade, Underground

**Condo Fee:** \$612  
**Fee Included:** Exterior Maintenance, Heat, Janitorial for Common Area, Landscape and Snow Removal, Parking, Professional Management, Recreation Facility, Reserve Fund Contributions, Utilities for Common Area, Water/Sewer

**Kitchen:** 9'6"X8'2" M  
**Living Room:** 16'8"X11'5" M  
**Masterbed:** 11'0"X10'5" M  
**Bedroom:** 10'5"X10'4" M



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