

\$500,000 - 2106, 55 Spruce Place Sw, Calgary

MLS® #A2087777

\$500,000

2 Bedroom, 2.00 Bathroom, 1,278 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

****Watch Virtual Tour****Nestled in the prestigious Spruce Cliff neighborhood, this 21st-floor condo offers an unrivalled living experience, the moment you step inside, you'll be captivated with its awe-inspiring vistas of the mountains and the bustling city center through the striking floor-to-ceiling windows , where you can savour every sunrise and sunset from your two private balconies. You'll immediately notice the spaciousness and flow of this remarkable property. With two oversized living rooms, there's no shortage of space to entertain, relax, or simply take in the views. The entire condo has been tastefully renovated to the highest standards, boasting modern luxury throughout. The well-appointed Kitchen features brand new black stainless steel appliances, elegant quartz countertops, under-mount lighting, and upgraded fixtures. The kitchen not only exudes style but also offers the perfect space to socialize and prepare your meals. Massive dedicated dining area with cozy corner gas fireplace and direct access to patio overlooking golf course and city skyline beyond. This executive condo comprises two spacious bedrooms, with the primary bedroom showcasing a walk-in closet, a beautifully upgraded three-piece bathroom, wallpaper feature wall, mountain views, and custom make-up vanity/discrete TV mount that seamlessly blends into black wall detail that epitomizes sophistication. The level of detail in design is evident in every corner of this home. Luxury vinyl flooring has been meticulously



installed throughout the entire condo, creating a cohesive and contemporary feel. Each room is adorned with top-tier finishes, from the lighting to the choice of accent walls. The condo's ambiance is further enhanced by two gas fireplaces, one of which boasts brand new vinyl tile, creating a cozy and inviting atmosphere. The convenience of an in-suite LG Laundry Center and air conditioning adds to the long list of modern amenities. The property itself includes not one but two titled parking stalls and two of the largest storage units assigned, ensuring ample space for gear and seasonal items. The property's amenities are equally impressive, with a full gym, hot tub, and a full-length pool. The Brava building is connected to the amenity building allowing ease of use, especially during winter months. Residents can also take advantage of the party/recreation room, multi-purpose rooms, and 24-hour security for peace of mind. This executive condo offers all the space of a bungalow while delivering the elevated features and lifestyle you've been yearning for. It's a unique opportunity to live in an upscale condo with unparalleled views and top-notch amenities in the heart of Spruce Cliff. And with its convenient location, you're within walking distance to Shaganappi Point Golf Course, Westbrook Mall for shopping, the Calgary Public Library, transit options including Westbrooke LRT station, and less than a 15-minute commute to downtown. Don't miss this chance to elevate your lifestyle.

Built in 2006

Essential Information

MLS® #	A2087777
Price	\$500,000
Sold Price	\$480,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,278
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2106, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X5

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Pool, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking
Parking Spaces	2
Parking	Guest, Heated Garage, On Street, Parkade, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Gas, Living Room, Tile
# of Stories	21

Exterior

Exterior Features	Courtyard, Storage
Lot Description	Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Concrete, Stucco

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 3rd, 2023
Days on Market	15
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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