

\$274,900 - 408, 55 Spruce Place Sw, Calgary

MLS® #A2089588

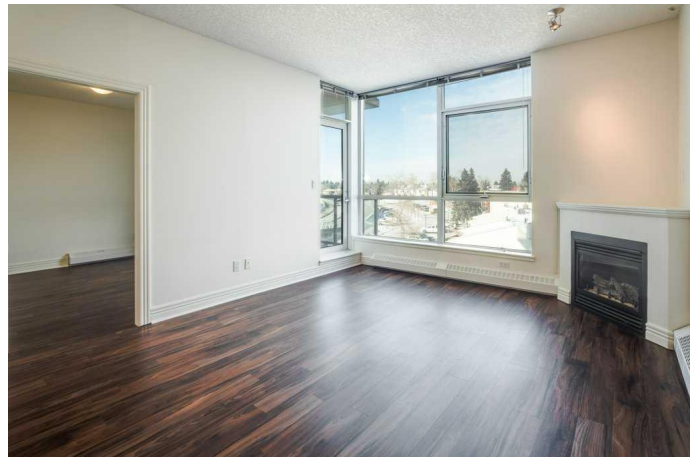
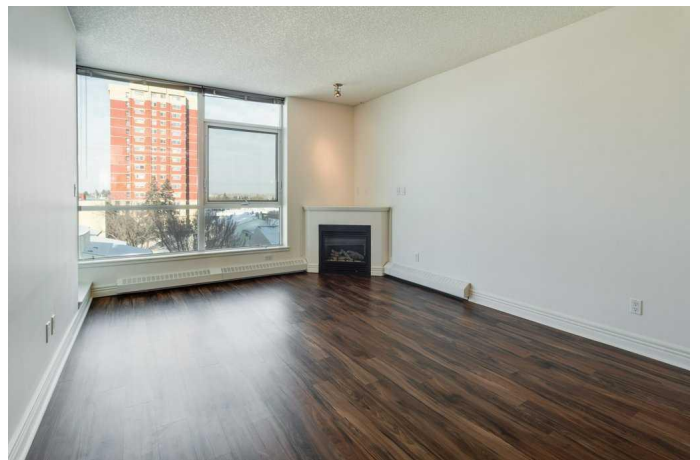
\$274,900

1 Bedroom, 1.00 Bathroom, 605 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Executive high-rise condo living at its best! Conveniently located within walking distance to the LRT station, Westbrook Mall, 17th Ave, and easy access to all amenities. This building offers rare amenities like: full-length pool, hot tub, recreation/games room, fitness centre, on-site security, and lots more. This well-maintained condo unit comes with titled underground heated parking & assigned storage unit in the desirable community of Spruce Cliff. This unit offers a perfect blend of contemporary style, a thoughtful design with abundance of natural light. A well sized kitchen with modern cabinets, black appliances, plenty of counter space, and spacious island with eating area. The cozy living room with gas fireplace has large windows for plenty of natural sunlight and access to the private patio/balcony with glass railings. Spacious bedroom with large closet and easy access to the 4-piece bathroom. In-suite laundry with plenty of storage space, titled/heated underground parking with additional storage locker are some of the additional features of this unit. Brava is a well managed condo building with beautiful lobby, many amenities for the residents, visitor parking, car wash, dry cleaning pickup and drop off, party room and professional management. Walking distance to schools, parks, pathways and close to public transport and easy access to major roadways.



Built in 2006

Essential Information

MLS® #	A2089588
Price	\$274,900
Sold Price	\$270,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	605
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	408, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X5

Amenities

Amenities	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Laundry, Parking, Party Room, Playground, Pool, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Hot Water, See Remarks
Cooling	Central Air, Rooftop
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks
# of Stories	22

Exterior

Exterior Features	Barbecue, Courtyard, Storage
Construction	Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 7th, 2023
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.