

\$385,000 - 402, 55 Spruce Place Sw, Calgary

MLS® #A2135650

\$385,000

2 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Can you picture yourself here? Stress-free lifestyle in this gorgeous open-concept condo in the up-and-coming SW Calgary neighbourhood of Spruce Cliff. Square footage totals 987 ft. and encompasses 2 bdrms and 2 baths. The suite features 9-ft ceilings, wide-plank laminate flooring, comfy living room with gas fireplace and a breathtaking view of the Cityscape. The kitchen has a good amount of sleek contemporary cabinetry, black appliances, a breakfast bar with double sink and an adjacent dining nook. Both bedrooms are plushly carpeted and boast a lot of natural light. The primary bedroom has the advantage of a large walk-in closet and a 4pc ensuite ensuring additional privacy. A 3pc bath, stacked in-suite LG tower laundry and a surplus of closet space round out the condo. A balcony off the living room provides a touch of outdoor living. The amenities ascribed to the condo include central air, an underground parking spot, heated bike storage, visitor parking, round-the-clock security and common area maintenance. To further enhance your lifestyle, there is a fitness centre, indoor pool, sauna, party room and supplementary storage.

Location is key: near Bow, Shaganappi and Sarcee Trails; 17th Avenue; downtown; Shaganappi Point Golf Course is a golf-ball throw away; Westbrook Mall and Library; Jubilations Dinner Theatre; transit and numerous restaurants. If you want a well-designed home as well as freedom, this



may tick all the boxes. Book your private viewing today.

Built in 2006

Essential Information

MLS® #	A2135650
Price	\$385,000
Sold Price	\$373,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	402, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X5

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Park, Parking, Playground, Recreation Facilities, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	21

Exterior

Exterior Features	Balcony, Playground, Uncovered Courtyard
Construction	Concrete

Additional Information

Date Listed	May 28th, 2024
Date Sold	June 17th, 2024
Days on Market	20
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Comox Realty
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