

\$349,900 - 1705, 55 Spruce Place Sw, Calgary

MLS® #A2144979

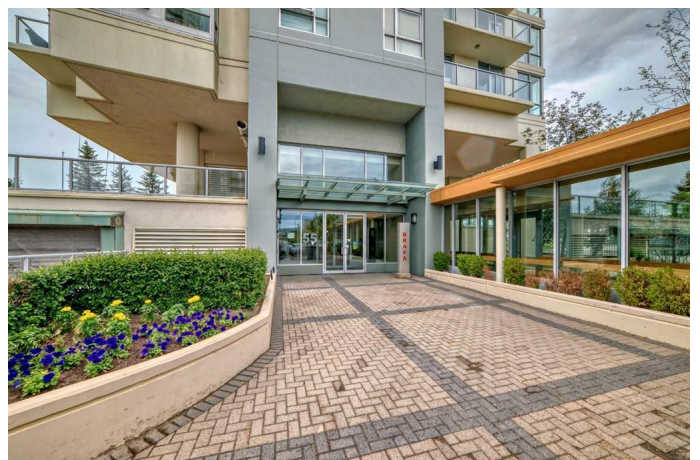
\$349,900

2 Bedroom, 2.00 Bathroom, 774 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to the Open house this Sunday July 7 2-5 pm! Great location! Nice layout, Functional! This little gem has all you need! Bright and Sunny Southwest Facing Apartment with Sweeping views of the City and Awesome Mountain Views. Two Bedrooms with 2 Full Bathrooms in the Brava Tower @ Westgate Park. Engineered Hardwood floors in Living Room, Dining Room and Hallway. Carpet in the Bedrooms. Tile Floors in Kitchen, Entrance and Bathrooms. Gas Fireplace in Living Room. Functional Kitchen has Granite Countertops and Stainless Steel Appliances. This wonderful Apartment has floor to ceiling Windows, a great Balcony, Insuite Laundry, Central Air Conditioning, heated Underground Parking Spot close to Elevators and an assigned Storage Locker. Building Amenities include Indoor Swimming Pool, Hot Tub, Exercise room/Weight Room (overlooking Shaganappi Golf Course), Recreation & Activity Room, Party Room, 24/7 on site Security and Underground Visitor Parking. Fantastic location only steps to LRT Station, Public Library, Westbrook Mall, Dining, Golfing and much more. Designated schools are Wildwood (K-6), Vincent Massey School (7-9), Central Memorial School (10-12) with Advanced Program. Currently rented at \$2400 with lease ending July 31. Private schools close by, Rundle College 9 minutes Webber Academy 13 mins driving. 7 minutes walking to LRT. Disclosure: Microwave doesn't work.



Built in 2006

Essential Information

MLS® #	A2144979
Price	\$349,900
Sold Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	774
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1705, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3X5

Amenities

Amenities	Indoor Pool, Pool, Recreation Facilities, Sauna, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Granite Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	21

Exterior

Exterior Features	Courtyard, Garden, Playground
Construction	Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 17th, 2024
Days on Market	19
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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