

# \$349,900 - 406, 55 Spruce Place Sw, Calgary

MLS® #A2160626

**\$349,900**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Nestled in the prestigious Brava building at the safe and secure Westgate Park complex, this exquisite fourth-floor apartment offers the epitome of urban living.

Boasting a spacious 2-bedroom, 2-bathroom layout, this corner unit is bathed in natural light with its southwest exposure, ensuring warm afternoons and stunning sunsets.

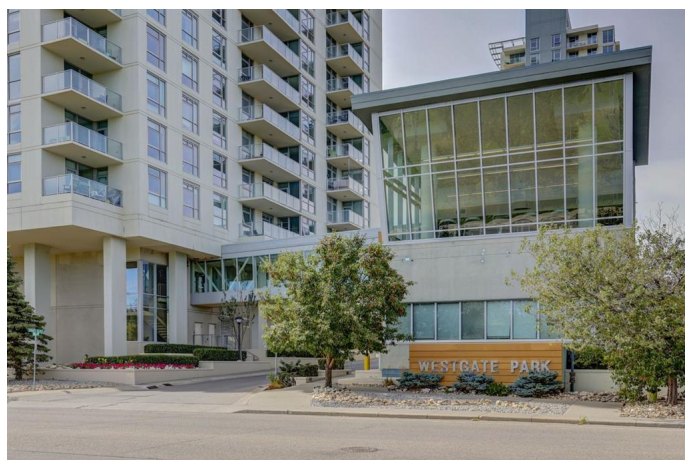
The condominium fees include heating, AC, water (hot and cold), security, exterior maintenance, and amenities.

Updates in 2020 include new kitchen appliances and vinyl plank flooring throughout the main living spaces.

The air-conditioned space is perfect for year-round comfort, featuring a private balcony where you can enjoy your morning coffee or evening relaxation. A charming fireplace adds a cozy touch, ideal for those cooler Calgary evenings.

Key features include in-suite laundry, a separate assigned storage unit (P-47 on level L1), and the added value of a titled underground parking stall (#330), ensuring your peace of mind.

Residents of the Brava enjoy an array of top-tier amenities, including an indoor pool and hot tub for leisure, and a well-equipped



exercise facility for those looking to maintain their fitness routine. Socialize or enjoy some friendly competition in the games room, complete with a pool table and table tennis.

The building's location is unbeatable, just minutes from downtown Calgary, providing easy access to the city's vibrant cultural and business districts.

Across the street from the picturesque Shagannappi Golf Course, steps away from the convenience of the Calgary LRT for swift city navigation, and Westbrook Mall for all your shopping and grocery needs, this apartment is not just a home, but a lifestyle choice for those who appreciate both luxury and accessibility.

Built in 2005

**Essential Information**

MLS® #	A2160626
Price	\$349,900
Sold Price	\$341,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

**Community Information**

Address	406, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3C 3X5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Indoor Pool, Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	21

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	August 27th, 2024
Date Sold	November 6th, 2024
Days on Market	71
Zoning	DC (pre 1P2007)
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX West Real Estate
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