

\$429,900 - 602, 55 Spruce Place Sw, Calgary

MLS® #A2209773

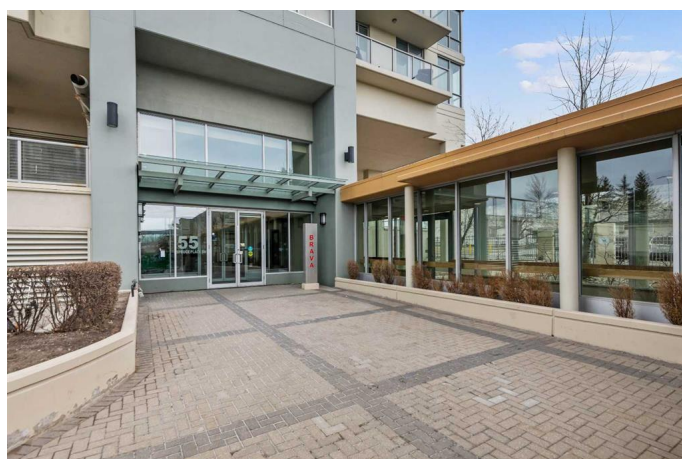
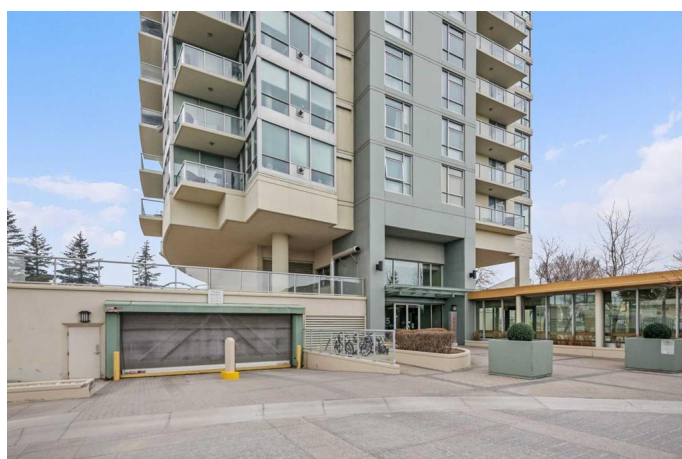
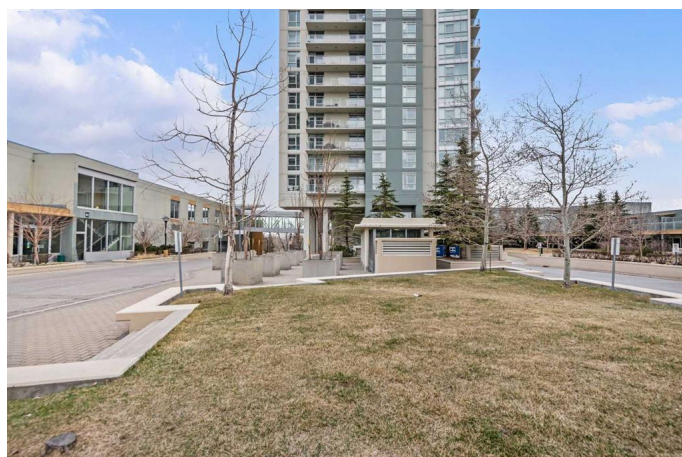
\$429,900

2 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

LUXURY CONDO LIVING! Don't miss out on this stunning CORNER UNIT on the 6th Floor, with 2 Large Bedroom + 2 Full Bathrooms, in the highly sought after Brava building! This apartment has SPECTACULAR VIEWS, of the Golf Course + Downtown, with unbeatable building location, on the quiet side of the building, far away from road noise. The condo comes with 2 TITLED PARKING STALLS, & HUGE STORAGE LOCKER! Highlights of this bright and spacious unit include amazing North East views from all main rooms & the large private balcony, Freshly Painted Walls, Trim, Doors in modern light + bright colors, Kitchen with granite countertops with overhang for Island, Stainless Steel appliances, in-suite laundry, a 9 ft ceiling, loads of natural light from the floor-to-ceiling windows, central air, and more! The large living/dining areas has a GAS Fireplace, The primary bedroom includes a 3-piece ensuite with shower and large walk in closet. The second bedroom is also a good size and is complimented with a second full bathroom. Underground heated parking for you and your guests, ensures comfort year-round for both the parking stalls, and the storage unit is located on Level 2. Enjoy luxury living with the indoor pool/hot tub, fitness center, and a recreation room with ping pong, pool table and lounging areas. All of this is in a prime location—walking distance to Westbrook Mall, Shaganappi golf course, local amenities, and the C-Train station for an easy



commute to downtown. This complex also has an on-site manager and security. If you are looking for a maintenance free lifestyle with great condo amenities and a walkable location, then this condo is definitely for you! Hurry on over to BRAVA 602, Move in Ready condo !

Built in 2006

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2209773 |
| Price | \$429,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,004 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 602, 55 Spruce Place Sw |
| Subdivision | Spruce Cliff |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C3X7 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Parking, Recreation Facilities, Secured Parking, Trash, Visitor Parking, Indoor Pool, Party Room |
| Parking Spaces | 2 |
| Parking | Parkade, Stall, Titled, Underground, Side By Side |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating | Baseboard, Hot Water |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 28 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony |
| Roof | Membrane |
| Construction | Aluminum Siding, Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 8th, 2025 |
| Days on Market | 27 |
| Zoning | DC |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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