

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

MLS® #A2209773

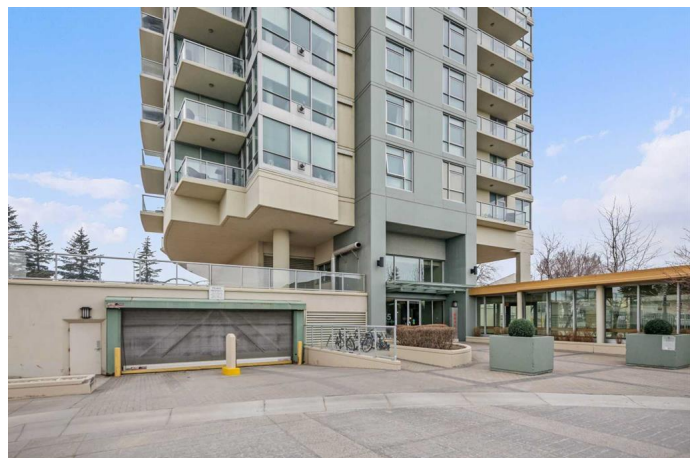
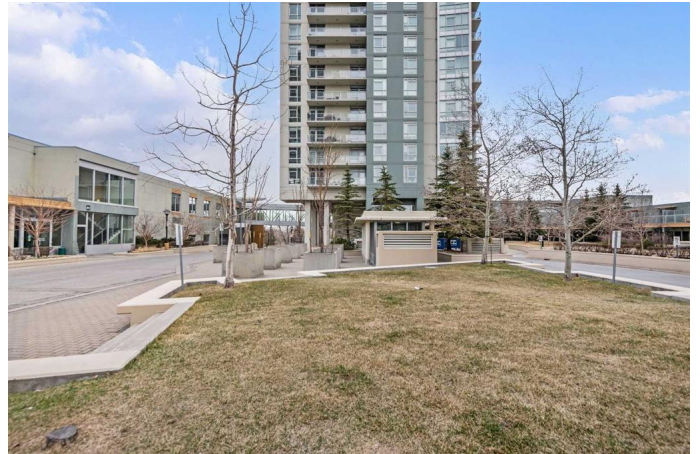
**\$429,900**

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, Party Room, Recreation Facilities, Secured Parking, Trash, Visitor Parking, Indoor Pool
Parking Spaces	2
Parking	Parkade, Side By Side, Stall, Titled, Underground

## 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	38
Zoning	DC

## Listing Details

Listing Office	Real Estate Professionals Inc.
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