

# \$369,900 - 505, 55 Spruce Place Sw, Calgary

MLS® #A2208168

**\$369,900**

2 Bedroom, 2.00 Bathroom, 761 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to Brava Tower in the highly sought-after Westgate Park community. This exceptional 2-bedroom, 2-bathroom condo offers world-class living with 24-hour onsite security, titled underground heated parking, and an array of premium amenities, including a pool, hot tub, fitness center, bike storage, and a private party room. Ideally situated just steps from the LRT station and Westbrook Mall, this residence provides unparalleled convenience. Inside, you'll find contemporary styling, hardwood floors, and a modern kitchen, along with the added convenience of in-suite laundry. The south-facing living room features a gas fireplace and opens onto a spacious private balcony, perfect for relaxing or entertaining. Unwind in the air-conditioned primary suite, complete with a luxurious ensuite bath, tiled floors, and a spa-like soaker tub with an elegant tiled surround. Need extra storage? This unit includes an in-building storage locker, ideal for seasonal items or personal collections. For entertainment and dining, walk to Jubilations Dinner Theatre, or take the train downtown for a night out—no need to drive. Don't miss this rare opportunity to own in Westgate Park—schedule your viewing today!

Built in 2006

## Essential Information

MLS® #

A2208168



|                |                   |
|----------------|-------------------|
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 761               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 505, 55 Spruce Place Sw |
| Subdivision | Spruce Cliff            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2R 1S4                 |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Indoor Pool, Playground, Recreation Room, Secured Parking, Storage, Visitor Parking, Pool |
| Parking Spaces | 1  |
| Parking        | Heated Garage, Titled, Underground   |
| Has Pool       | Yes  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Natural Gas, Hot Water  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 21  |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Lot Description   | Landscaped, Views |
| Roof              | Tar/Gravel        |
| Construction      | Concrete          |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 2               |
| Zoning         | DC              |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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