

# \$329,900 - 801, 55 Spruce Place Sw, Calgary

MLS® #A2201132

**\$329,900**

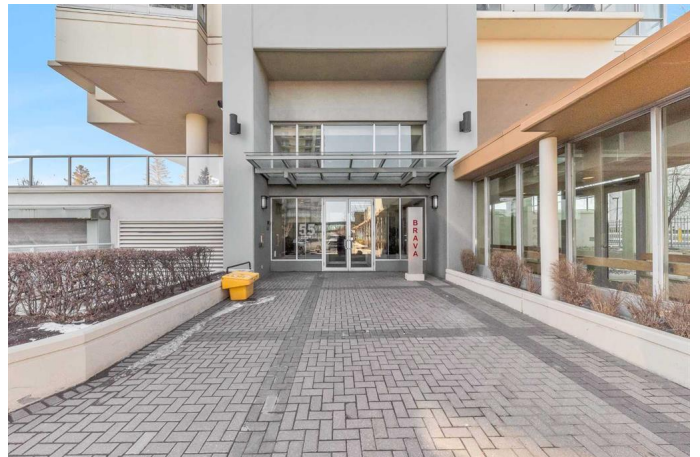
1 Bedroom, 1.00 Bathroom, 608 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

**\*\*Open House: 1-3 pm, Sun, April 13\*\*.** Enjoy urban living at its finest in this stylish 1-bed + den, 1-bath condo in the sought-after Brava at Westgate Park! Designed for comfort and convenience, this bright unit boasts 9' ceilings and features a modern kitchen with a center island, quartz countertops, and newer SS appliances. The open-concept layout offers flexibility, with a dining and living area featuring a cozy gas fireplace that flows onto a large balcony with beautiful views of the golf course and downtown – perfect for relaxing and entertaining guests. A dedicated den provides the ideal work-from-home setup, while the generously sized bedroom is complemented by a 4-pc bathroom. Additionally, this unit includes 1 titled underground parking stall (#373) and an assigned storage locker (#23) for extra convenience. Residents enjoy resort-style amenities, including an indoor pool, hot tub, fitness center, and games room. This pet-friendly building allows 1 dog or cat, making it a great home for pet owners. Ideally situated within walking distance of schools, parks, and pathways, easy access to public transit and a 5-min drive to downtown, a stone's throw from Westbrook Mall, the LRT station, Shaganappi Golf Course, and Bow River pathways, making it perfect for those seeking both convenience and an active lifestyle. Book your showing today!

Built in 2006



## Essential Information

MLS® #	A2201132
Price	\$329,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	608
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	801, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X5

## Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Visitor Parking, Indoor Pool, Pool
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	23

## Exterior

Exterior Features	Balcony
Construction	Concrete

**Additional Information**

Date Listed	March 12th, 2025
Days on Market	53
Zoning	DC

**Listing Details**

Listing Office	2% Realty
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