

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

MLS® #A2209773

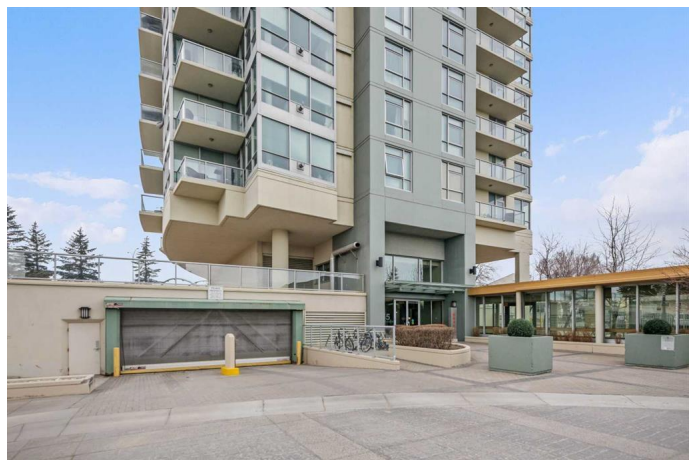
**\$429,900**

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 | 25              |
| Zoning         | DC              |

## Listing Details

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

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