

\$424,900 - 602, 55 Spruce Place Sw, Calgary

MLS® #A2209773

\$424,900

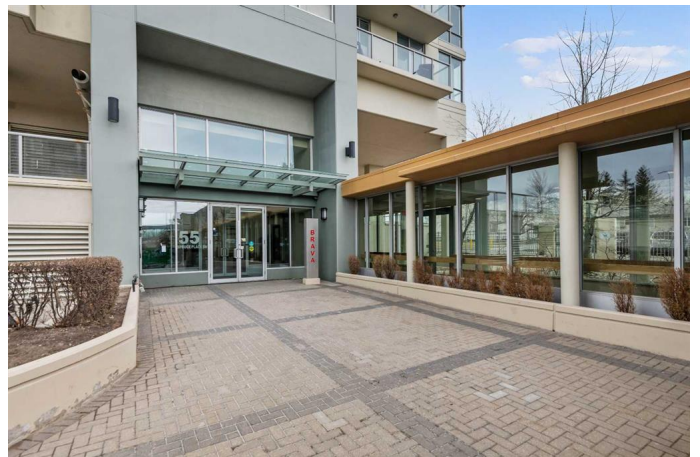
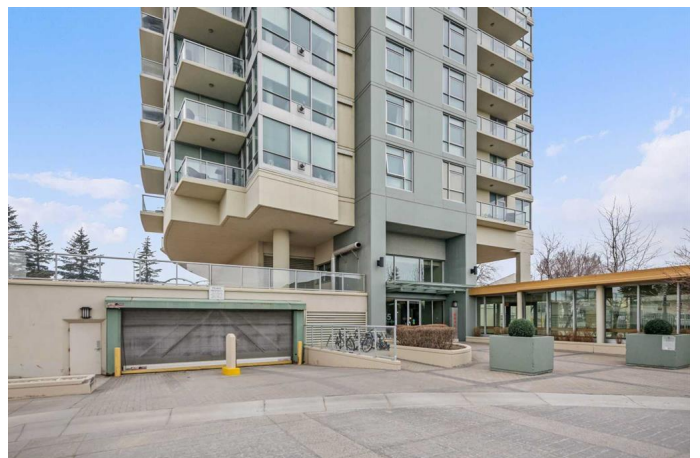
2 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

**** PRICE ADJUSTED MAY 30 ****

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** (2nd Stall has a Value of aprx \$30,000, and will rent for \$125-\$150 a month if you don't need 2 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 locationâ€”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	\$424,900
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	T3C3X5

Amenities

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

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	Concrete, Aluminum Siding

Additional Information

Date Listed	April 8th, 2025
Days on Market	65
Zoning	DC

Listing Details

Listing Office	Real Estate Professionals Inc.
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