

801, 55 Spruce Place SW
Calgary, Alberta

MLS # A2201132



\$344,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Spruce Cliff | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 608 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard

Floors: Ceramic Tile, Concrete

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Kitchen Island, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 521

LLD: -

Zoning: DC

Utilities: -

Inclusions: None

****Open House: 1-3 pm, Sunday, March 16**** 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!