

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

MLS® #A2209773

**\$424,900**

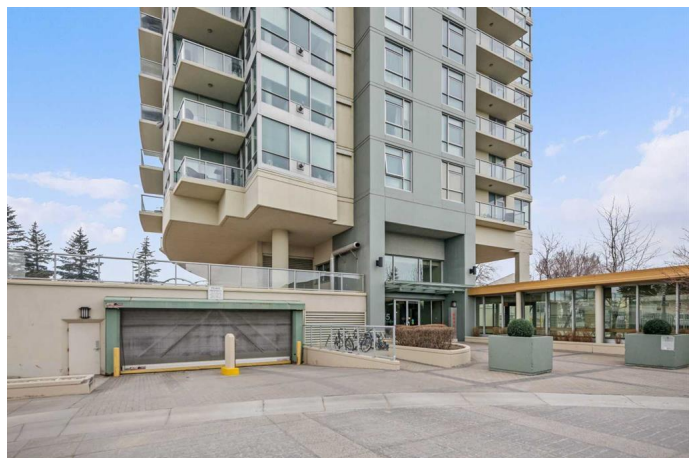
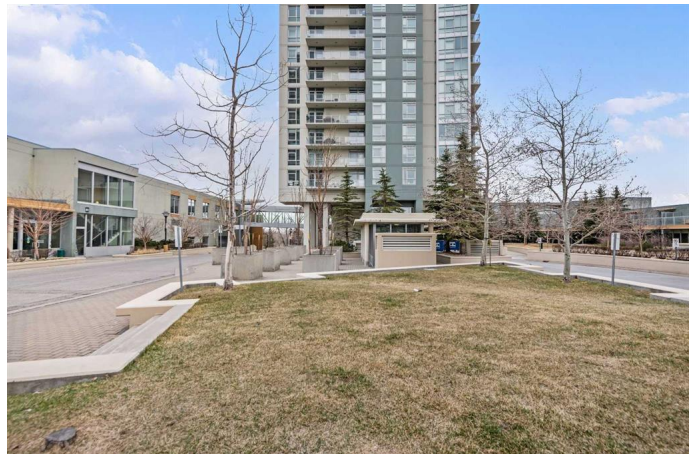
2 Bedroom, 2.00 Bathroom, 1,004 sqft

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 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

|                |                                                   |
|----------------|---------------------------------------------------|
| 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 | 64              |
| Zoning         | DC              |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.