

# \$323,000 - 1708, 55 Spruce Place Sw, Calgary

MLS® #A2207665

**\$323,000**

1 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Enjoy urban living in this smart 1-bed + den home in the exclusive Brava building at Westgate Park. Designed for comfort and convenience, this bright unit features 9' ceilings complete with a modern kitchen with a center island, quartz countertops, and newer SS appliances. The open-concept layout offers a dining and living area featuring a cozy gas fireplace that connects to a large balcony with beautiful views of the Shaganappi golf course and downtown. A separate den provides the ideal work-from-home setup, while the roomy bedroom is complemented by a 4-pc bathroom. Additionally, this unit includes 1 titled underground parking stall plus an assigned storage locker for extra convenience. Residents and their guests enjoy resort-style amenities, including an indoor pool, hot tub, fitness center, and games room. Brava is a pet-friendly building. It is close to schools, parks, and pathways. Easy access to downtown, Westbrook Mall, the LRT station, Shaganappi Golf Course, and Bow River pathways. Book your showing today!

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2207665  |
| Price     | \$323,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 600               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1708, 55 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X5                  |

### Amenities

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

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, 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                                                                                           |
| # of Stories      | 23                                                                                            |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 10              |
| Zoning         | DC              |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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