\$324,900 - 407, 55 Spruce Place Sw, Calgary

MLS® #A2255941

\$324,900

2 Bedroom, 2.00 Bathroom, 890 sqft Single Family on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo, offering 890 sq.ft. of modern, urban living. Nestled in a prime, highly desirable location, this northwest-facing unit seamlessly combines comfort, convenience, and breathtaking views for an exceptional living experience. As you step inside, you'II be greeted by an open-concept layout that maximizes both space and natural light. The generous living room features a cozy gas fireplaceâ€"perfect for relaxing nights or hosting guests. Step out onto the large private balcony to enjoy your morning coffee or unwind at the end of the day with sweeping views of the city and beyond. This condo also includes a heated underground parking stall and a secure storage locker, ensuring your belongings stay organized and your vehicle safe, especially during Calgary's winter months. Residents have access to a top-notch recreation center, complete with a full-sized pool and fitness area. Convenience is key, with downtown just a 5-minute drive away, or a 10-minute bike ride. You're also steps from parks, a golf course, off-leash dog areas, and the Westbrook LRT station. Shopping and dining options are just across the street, and with easy access to major highways, weekend trips to the mountains are a breeze. Whether you're a young professional, downsizer, or savvy investor, this condo offers the perfect combination of modern living, a prime location, and everyday convenience. Book a showing







with your favourite realtor and discover why this could be your ideal new home! (id:6289)

Built in 2006

Essential Information

Listing # A2255941
Price \$324,900

Bedrooms 2
Bathrooms 2.00
Square Footage 890
Acres 0.00
Year Built 2006

Type Single Family

Sub-Type Condominium/Strata

Community Information

Address 407, 55 Spruce Place Sw

Subdivision Spruce Cliff

City Calgary
Province Alberta
Postal Code T3C3X5

Amenities

Amenities Park, Playground, Schools, Shopping, Clubhouse, Exercise Centre,

Swimming, Party Room, Recreation Centre

Features Closet Organizers, No Animal Home, No Smoking Home, Parking

Parking Spaces 1

Parking Garage, Heated Garage, Underground

of Garages 1

Interior

Appliances Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood

Combo, Window Coverings, Garage door opener, Washer/Dryer

Stack-Up

Heating Natural gas Baseboard heaters, Other

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 23

Exterior

Exterior Concrete

Construction Poured concrete

Listing Details

Listing Office Keller Williams BOLD Realty





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