

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

MLS® #A2255941

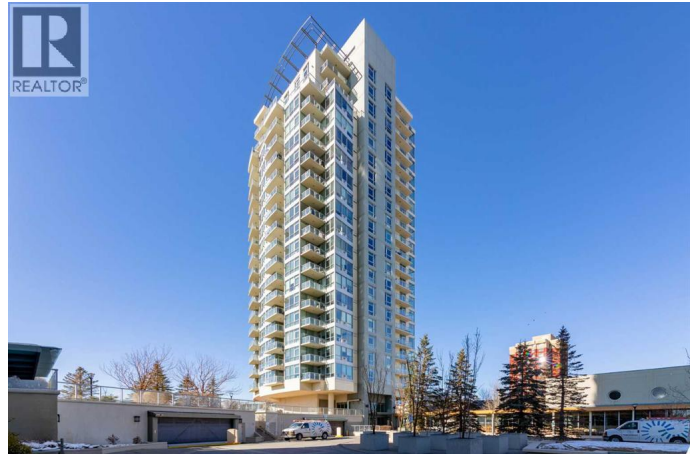
**\$324,900**

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, youâ€™ll 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 Calgaryâ€™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. Youâ€™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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