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

MLS® #A2255941

### \$324,900

2 Bedroom, 2.00 Bathroom, 890 sqft Residential 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!

#### Built in 2006

## **Essential Information**

MLS® # A2255941 Price \$324,900

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

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 407, 55 Spruce Place Sw

Subdivision Spruce Cliff

City Calgary
County Calgary
Province Alberta
Postal Code T3C 3X5

### **Amenities**

Amenities Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Parking, Party

Room, Recreation Room, Visitor Parking, Indoor Pool

Parking Spaces 1

Parking Heated Garage, Titled, Underground, Electric Gate

Interior

Interior Features Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home,

Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Baseboard, Fireplace(s), Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 23

### **Exterior**

Exterior Features Balcony
Construction Concrete

### **Additional Information**

Date Listed September 11th, 2025

Days on Market 50

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office Keller Williams BOLD Realty

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