

# \$388,500 - 1203, 55 Spruce Place Sw, Calgary

MLS® #A2249309

**\$388,500**

2 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.00 Acres

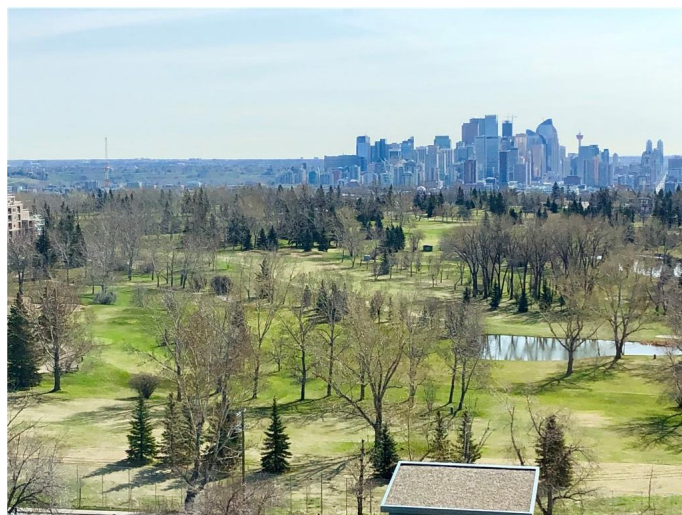
Spruce Cliff, Calgary, Alberta

• 2 full baths, " 2 Bedroom plus Den - C plan " An absolute pleasure to view in the BRAVA at Westgate Park. Bright open concept unit features floor to ceiling windows, hardwood & tile flooring, good sized balcony with South East View, family/dining room with fireplace, Kitchen with upgraded appliances & breakfast bar, master bedroom with en-suite, 2nd bedroom & 3 piece main bathroom with shower & stacking washer & dryer in closet. Check out 'The Club' include - indoor swimming pool, hot tub, games room, fitness room & meeting rooms. Separate storage closet, bike storage & 1 underground HEATED parking stall, plus, underground guest parking. Central, convenient & close to nature! This unit also includes a very large Parking Stall that will accommodate handicap vehicles.

Built in 2005

## Essential Information

MLS® #	A2249309
Price	\$388,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.00
Year Built	2005
Type	Residential



Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1203, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X5

### Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking, Indoor Pool, Recreation Room
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground
Has Pool	Yes

### Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	23

### Exterior

Exterior Features	Balcony
Lot Description	Level, Low Maintenance Landscape, Treed, Views
Roof	See Remarks
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	August 16th, 2025
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Days on Market	1
Zoning	DC (pre 1P2007)

## **Listing Details**

Listing Office	MaxWell Capital Realty
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