

**407, 55 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2222344**



## \$368,900

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 762
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this charming and spacious 2-bedroom, 2-bathroom condo offering 890 sq.ft. of thoughtfully designed urban living. Ideally situated in a highly sought-after location, this northwest-facing unit combines comfort, convenience, and breathtaking views to create a truly exceptional living experience. Step inside and be greeted by a thoughtfully designed open-concept layout that maximizes both space and natural light. The spacious living room features a cozy gas fireplace, perfect for relaxing evenings or entertaining guests. From here, step out onto the expansive private balcony where you can enjoy your morning coffee or unwind at the end of the day while soaking in stunning panoramic views of the surrounding area. This unit also comes with a heated underground parking stall and a secure storage locker—ideal for keeping your belongings organized and your vehicle protected during Calgary’s winter months. Enjoy complimentary access to a top-tier recreation centre complete with a full-size pool and a fully equipped fitness area. Just two traffic lights and a quick 5-minute drive to downtown—or hop on your bike and be there in 10 minutes. You’re also steps from parks, a golf course, off-leash dog areas, and the Underground Westbrook LRT station, with shopping and dining just across the street. Easy access to major highways and the mountains makes weekend escapes a breeze. Whether you’re a young professional, downsizer, or savvy investor, this condo offers the perfect blend of modern comfort, unbeatable location, and everyday convenience. Book a showing with your favourite realtor to see why this condo could be your perfect new home!