

55 SPRUCE Place #406, Calgary T3C 3X5

MLS®#: **A2160626** Area: **Spruce Cliff** Listing Date: **08/27/24** List Price: **\$359,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 14-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **842**
 Low Sqft:
 Ttl Sqft: **842**

DOM
22
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`1" x 4`10"	4pc Ensuite bath	Main	8`0" x 5`5"
Balcony	Main	18`2" x 4`8"	Bedroom	Main	16`0" x 12`1"
Dining Room	Main	11`9" x 6`5"	Kitchen	Main	10`4" x 9`10"
Living Room	Main	13`7" x 11`9"	Laundry	Main	3`1" x 2`11"
Bedroom - Primary	Main	17`1" x 10`8"	Walk-In Closet	Main	5`7" x 4`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$666

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0612906

Remarks

Pub Rmks: **Nestled in the prestigious Brava building at the safe and secure Westgate Park complex, this exquisite fourth-floor apartment offers the epitome of urban living. Boasting a spacious 2-bedroom, 2-bathroom layout, this corner unit is bathed in natural light with its southwest exposure, ensuring warm afternoons and stunning sunsets. Updates in 2020 include new kitchen appliances and vinyl plank flooring throughout the main living spaces. The air-conditioned space is perfect for year-round comfort, featuring a private balcony where you can enjoy your morning coffee or evening relaxation. A charming fireplace adds a cozy touch, ideal for those cooler Calgary evenings. Key features include in-suite laundry, a separate assigned storage unit (P-47 on level L1), and the added value of a titled underground parking stall (#330), ensuring your peace of mind. Residents of the Brava enjoy an array of top-tier amenities, including an indoor pool and hot tub for leisure, and a well-equipped exercise facility for those looking to maintain their fitness routine. Socialize or enjoy some friendly competition in the games room, complete with a pool table and table tennis. The building's location is unbeatable, just minutes from downtown Calgary, providing easy access to the city's vibrant cultural and business districts. Across the street from the picturesque Shagannappi Golf Course, steps away from the convenience of the Calgary LRT for swift city navigation, and Westbrook Mall for all your shopping and grocery needs, this apartment is not just a home, but a lifestyle choice for those who appreciate both luxury and accessibility.**

Inclusions: N/A

Property Listed By: RE/MAX West Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









