

**2202, 55 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2293165**



**\$499,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	993 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, See Remarks, Titled, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 842
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Storage		
<b>Inclusions:</b>	n/a		

A rare opportunity to own a corner penthouse with sweeping downtown views and beautiful morning sun. Perfectly positioned with east and north exposure, this bright and spacious two-bedroom, two-bathroom residence captures stunning sunrise light and breathtaking views of Downtown Calgary and the Shaganappi Golf Course through expansive wrap-around windows. The thoughtfully designed open-concept layout features new hardwood and tile flooring, creating a clean and modern feel throughout. The kitchen offers granite countertops and excellent functionality, perfect for everyday living or entertaining. Convenient in-suite laundry is also included. A standout feature is the two titled oversized underground parking stalls, ideally located in the garage and large enough to comfortably accommodate larger vehicles or trucks. Residents enjoy access to an exceptional amenities wing, connected by an indoor walkway, featuring an oversized pool, hot tub, recreation area, and a fully updated fitness centre with sweeping golf course views. This well-managed and secure building offers 24-hour on-site security, underground parking, and underground guest parking for added peace of mind. Located just minutes from the C-Train, shopping, and everyday amenities, this home offers incredible privacy, breathtaking views, and outstanding value for penthouse living in a sought-after building. Pets permitted with board approval (one dog or one cat). This is in the Brava Tower, and condo fees include all utilities except electricity and Internet. call to book a private showing.