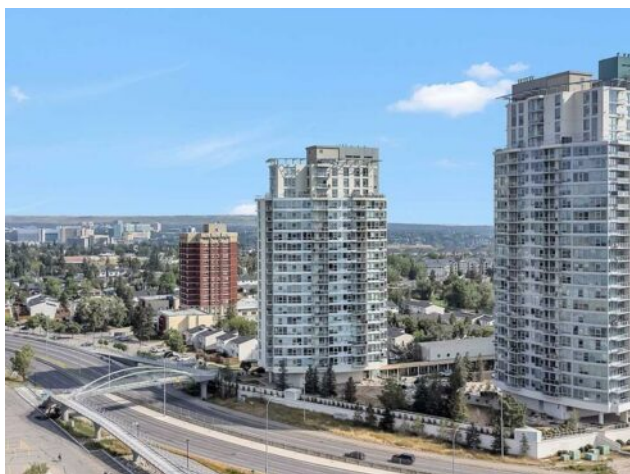


801, 55 Spruce Place SW
Calgary, Alberta

MLS # A2201132



\$329,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	608 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Concrete
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Kitchen Island, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 521
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: None

****Open House: 1-3 pm, Sun, April 13**.** Enjoy urban living at its finest in this stylish 1-bed + den, 1-bath condo in the sought-after Brava at Westgate Park! Designed for comfort and convenience, this bright unit boasts 9' ceilings and features a modern kitchen with a center island, quartz countertops, and newer SS appliances. The open-concept layout offers flexibility, with a dining and living area featuring a cozy gas fireplace that flows onto a large balcony with beautiful views of the golf course and downtown — perfect for relaxing and entertaining guests. A dedicated den provides the ideal work-from-home setup, while the generously sized bedroom is complemented by a 4-pc bathroom. Additionally, this unit includes 1 titled underground parking stall (#373) and an assigned storage locker (#23) for extra convenience. Residents enjoy resort-style amenities, including an indoor pool, hot tub, fitness center, and games room. This pet-friendly building allows 1 dog or cat, making it a great home for pet owners. Ideally situated within walking distance of schools, parks, and pathways, easy access to public transit and a 5-min drive to downtown, a stone's throw from Westbrook Mall, the LRT station, Shaganappi Golf Course, and Bow River pathways, making it perfect for those seeking both convenience and an active lifestyle. Book your showing today!