

505, 55 Spruce Place SW  
Calgary, Alberta

MLS # A2208168



\$369,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	761 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Hot Water, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Tar/Gravel
Basement:	-
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	High Ceilings, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 642
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: None

Welcome to Brava Tower in the highly sought-after Westgate Park community. This exceptional 2-bedroom, 2-bathroom condo offers world-class living with 24-hour onsite security, titled underground heated parking, and an array of premium amenities, including a pool, hot tub, fitness center, bike storage, and a private party room. Ideally situated just steps from the LRT station and Westbrook Mall, this residence provides unparalleled convenience. Inside, you'll find contemporary styling, hardwood floors, and a modern kitchen, along with the added convenience of in-suite laundry. The south-facing living room features a gas fireplace and opens onto a spacious private balcony, perfect for relaxing or entertaining. Unwind in the air-conditioned primary suite, complete with a luxurious ensuite bath, tiled floors, and a spa-like soaker tub with an elegant tiled surround. Need extra storage? This unit includes an in-building storage locker, ideal for seasonal items or personal collections. For entertainment and dining, walk to Jubilations Dinner Theatre, or take the train downtown for a night out&mdash;no need to drive. Don't miss this rare opportunity to own in Westgate Park&mdash;schedule your viewing today!