

# \$349,900 - 407, 55 Spruce Place Sw, Calgary

MLS® #A2222344

**\$349,900**

2 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

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!

Built in 2006

### Essential Information

MLS® #	A2222344
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	407, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X5

### Amenities

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Secured Parking, Bicycle Storage, Clubhouse, Indoor Pool, Parking, Party Room
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s), Breakfast Bar, No Animal Home, Storage
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Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Electric Range, Microwave Hood Fan
Heating	Fireplace(s), Natural Gas, Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	22

## Exterior

Exterior Features	Balcony
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	87
Zoning	DC

## Listing Details

Listing Office	Keller Williams BOLD Realty
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