

# \$324,900 - 407, 55 Spruce Place Sw, Calgary

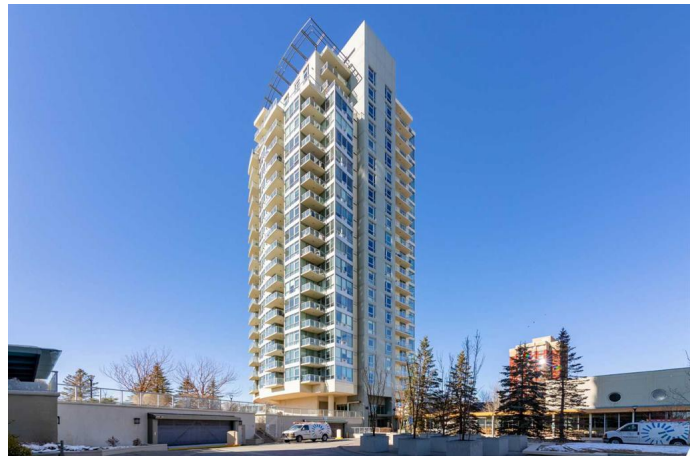
MLS® #A2255941

**\$324,900**

2 Bedroom, 2.00 Bathroom, 890 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo, offering 890 sq.ft. of modern, urban living. Nestled in a prime, highly desirable location, this northwest-facing unit seamlessly combines comfort, convenience, and breathtaking views for an exceptional living experience. As you step inside, you'll be greeted by an open-concept layout that maximizes both space and natural light. The generous living room features a cozy gas fireplace—perfect for relaxing nights or hosting guests. Step out onto the large private balcony to enjoy your morning coffee or unwind at the end of the day with sweeping views of the city and beyond. This condo also includes a heated underground parking stall and a secure storage locker, ensuring your belongings stay organized and your vehicle safe, especially during Calgary's winter months. Residents have access to a top-notch recreation center, complete with a full-sized pool and fitness area. Convenience is key, with downtown just a 5-minute drive away, or a 10-minute bike ride. You're also steps from parks, a golf course, off-leash dog areas, and the Westbrook LRT station. Shopping and dining options are just across the street, and with easy access to major highways, weekend trips to the mountains are a breeze. Whether you're a young professional, downsizer, or savvy investor, this condo offers the perfect combination of modern living, a prime location, and everyday convenience. Book a showing



with your favourite realtor and discover why  
this could be your ideal new home!

Built in 2006

### **Essential Information**

MLS® #	A2255941
Price	\$324,900
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	Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground, Electric Gate

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	23

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Keller Williams BOLD Realty
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