

**801, 55 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2201132**



**\$329,900**

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 521
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** None

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!