

# \$449,999 - 2004, 55 Spruce Place Sw, Calgary

MLS® #A2244658

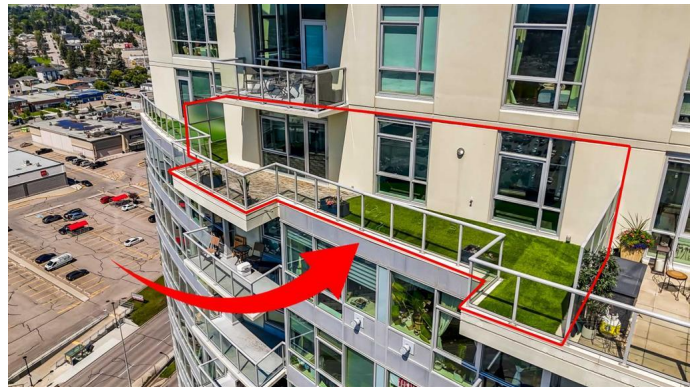
**\$449,999**

2 Bedroom, 2.00 Bathroom, 775 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Experience breathtaking views in this stunning two bedroom, two bathroom 20th floor sub-penthouse condo. Located in the prestigious Brava building, this modern unit offers an unparalleled inner-city living experience. The first thing you will notice when you enter is the massive south west facing wrap around 400 square foot patio that offers stunning panoramic views from the 20th storey. The patio has excellent sun exposure, you can even have grow your own garden! The upgraded gourmet kitchen has a striking soap stone breakfast bar island with dual waterfall ends, premium Fisher & Paykel stainless steel appliances (including a convection oven microwave, double-drawer dishwasher, fridge with ice maker/water dispenser, and a dual-zone beverage/bar fridge), an oversized pantry cabinet, and full-height gloss white/glass cabinets. The open living room is perfect for relaxing or entertaining, with a cozy fireplace flanked by floor-to-ceiling windows that perfectly frame the amazing views. Wake up to the beautiful Calgary skyline in your private primary retreat which features a walk-in closet and luxurious ensuite. There is also a good sized second bedroom that has huge windows to take in the breathtaking views. To cap off the unit has a second bathroom, in suite laundry and air conditioning. You're just steps away from the Shaganappi Golf Course, the LRT, and Westbrook Mall. Enjoy easy walks to local shops and restaurants, including the vibrant



17th Avenue. For outdoor enthusiasts, the Bow River pathway system can be accessed via the Douglas Fir Trail and is perfect for walking, jogging, or biking to Edworthy Park or downtown. The Brava building itself provides an array of top-tier amenities, including an indoor pool, hot tub, fitness centre, party room, secure bicycle storage, and underground parking for both residents and guests.

Built in 2006

### Essential Information

MLS® #	A2244658
Price	\$449,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	775
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2004, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3X5

### Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Pool, Recreation Room, Spa/Hot Tub
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Underground

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Natural Gas, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	22

## Exterior

Exterior Features	Balcony, Storage
Construction	Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	2% Realty
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