



## 55 Spruce Place Calgary Alberta

\$349,900

\*\*\*OPEN HOUSE, SATURDAY OCTOBER 5th, NOON-2PM\*\*\* Nestled in the prestigious Brava building at the safe and secure Westgate Park complex, this exquisite fourth-floor apartment offers the epitome of urban living. Boasting a spacious 2-bedroom, 2-bathroom layout, this corner unit is bathed in natural light with its southwest exposure, ensuring warm afternoons and stunning sunsets. The condominium fees include heating, AC, water (hot and cold), security, exterior maintenance, and amenities. Updates in 2020 include new kitchen appliances and vinyl plank flooring throughout the main living spaces. The air-conditioned space is perfect for year-round comfort, featuring a private balcony where you can enjoy your morning coffee or evening relaxation. A charming fireplace adds a cozy touch, ideal for those cooler Calgary evenings. Key features include in-suite laundry, a separate assigned storage unit (P-47 on level L1), and the added value of a titled underground parking stall (#330), ensuring your peace of mind. Residents of the Brava enjoy an array of top-tier amenities, including an indoor pool and hot tub for leisure, and a well-equipped exercise facility for those looking to maintain their fitness routine. Socialize or enjoy some friendly competition in the games room, complete with a pool table and table tennis. The building's location is unbeatable, just minutes from downtown Calgary, providing easy access to the city's vibrant cultural and business districts. Across the street from the picturesque Shagannappi Golf Course, steps away from the convenience of the Calgary LRT for swift city navigation, and Westbrook Mall for all your shopping and grocery needs, this apartment is not just a home, but a lifestyle choice for those who appreciate both luxury and accessibility. (id:6769)

3pc Bathroom 8.08 Ft x 4.83 Ft

4pc Bathroom 8.00 Ft x 5.42 Ft

Other 18.17 Ft x 4.67 Ft

Bedroom 16.00 Ft x 12.08 Ft

Dining room 11.75 Ft x 6.42 Ft

Kitchen 10.33 Ft x 9.83 Ft

Living room 13.58 Ft x 11.75 Ft

Laundry room 3.08 Ft x 2.92 Ft

Primary Bedroom 17.08 Ft x 10.67 Ft

Other 5.58 Ft x 4.17 Ft

Listing Presented By:



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