

# \$340,000 - 2201, 55 Spruce Place Sw, Calgary

MLS® #A2228024

**\$340,000**

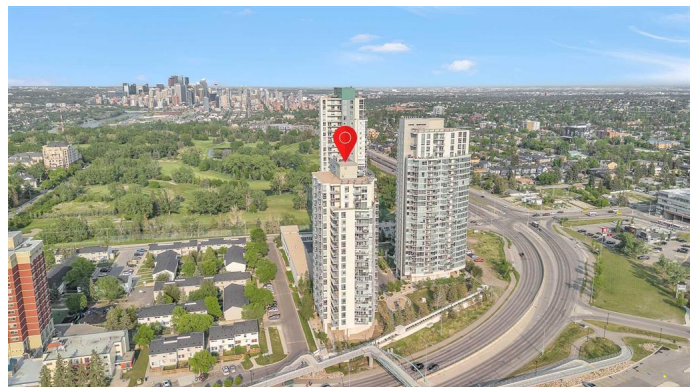
1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

PENTHOUSE ALERT! Welcome to Unit 2201 at Brava in Westgate Park – a top-floor 1-bedroom + den/office condo offering panoramic views, upscale upgrades, central A/C, and unbeatable urban convenience. One of the few buildings in the city with an indoor pool, Brava delivers true resort-style living. This bright and airy unit features extra-high 9.5’™ ceilings (only available on the top floor), floor-to-ceiling windows, a cozy gas fireplace, and a spacious balcony overlooking the Shaganappi Golf Course, downtown skyline, and even the mountains. The modern kitchen is equipped with thick granite countertops, a center island with a breakfast bar, and sleek stainless steel appliances. The primary bedroom captures breathtaking views and offers ample closet space, while the versatile den is perfect for a home office. A stylish 4-piece bath, titled underground parking stall (#156), and assigned storage locker (#L241) add everyday practicality. Enjoy full amenities including an indoor pool, hot tub, full fitness center, games room, and on-site security. Pet-friendly and just steps to the LRT, Westbrook Mall, Shaganappi Golf Course, and the Bow River pathways, this is inner-city living at its finest. Don’t miss your chance to own this exceptional penthouse – book your private showing today!

Built in 2006



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228024          |
| Price          | \$340,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 615               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2201, 55 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X5                  |

## Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Pool, Recreation Facilities, Secured Parking, Spa/Hot Tub, Visitor Parking, Indoor Pool |
| Parking Spaces | 1                                                                                                                                         |
| Parking        | Parkade, Underground                                                                                                                      |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                               |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | Central Air                                                                                  |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 22                                                                                           |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 5th, 2025  |
| Days on Market | 2               |
| Zoning         | DC (pre 1P2007) |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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