

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

MLS® #A2255941

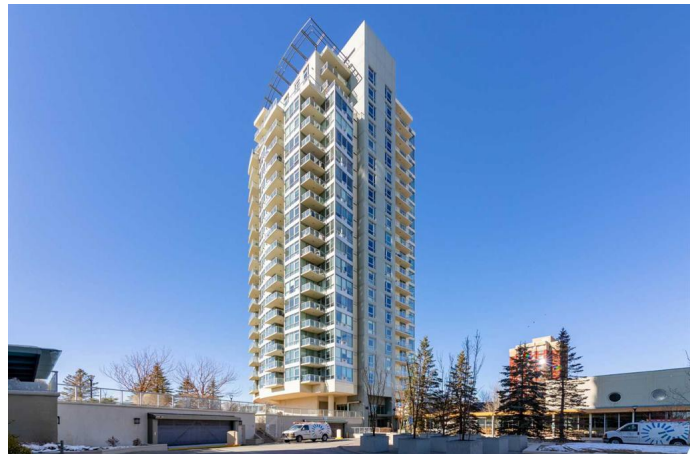
**\$324,900**

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, youâ€™ll be greeted by an open-concept layout that maximizes both space and natural light. The generous living room features a cozy gas fireplaceâ€”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 Calgaryâ€™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. Youâ€™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, Parking, Party Room, Recreation Room, Visitor Parking, Indoor Pool |
| 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 | 54                   |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.