

# \$379,900 - 1003, 55 Spruce Place Sw, Calgary

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MLS® #A2255772

**\$379,900**

2 Bedroom, 2.00 Bathroom, 993 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

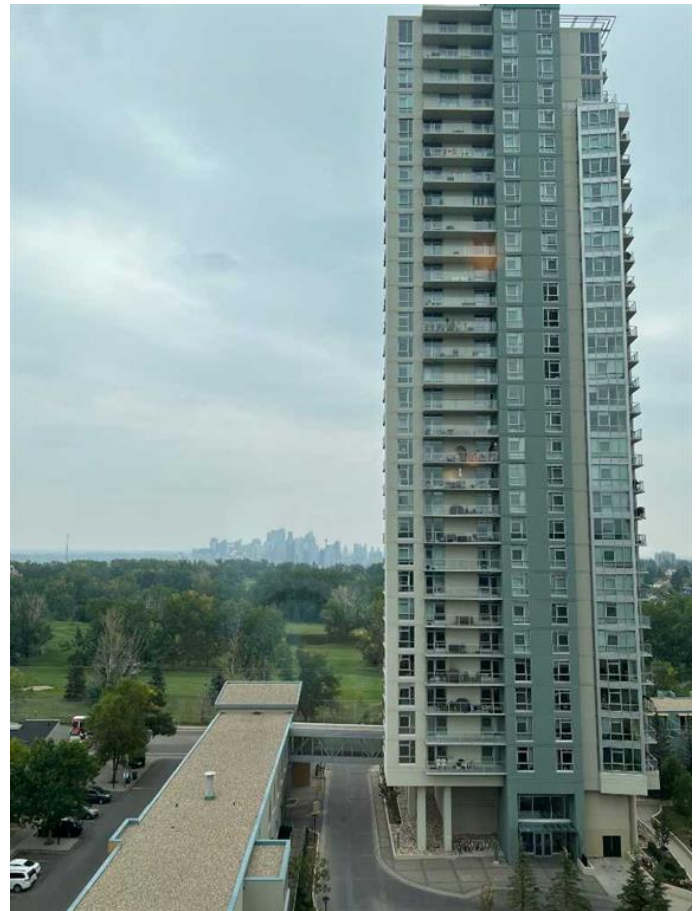
Enjoy spectacular views of downtown Calgary and Shaganappi Golf Course from this bright, air-conditioned two-bedroom, two-bathroom corner unit. Featuring titled underground heated parking stall, this spacious home offers a formal dining area, a large living room with a cozy fireplace, and a functional kitchen and a generous window for natural light. Step out onto the east- and south-facing balcony—perfect for soaking in the sunshine all day.

This well-maintained complex offers exceptional amenities, including 24/7 security, on-site property management, an indoor swimming pool, hot tub, fitness center, pool table, ping-pong table, and a private park. Ideally located near the C-Train, bus routes, and Westbrook Mall, this is urban living at its best.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255772  |
| Price          | \$379,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 993       |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1003, 55 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | t3c 3x6                  |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Other                       |
| Parking Spaces | 1                           |
| Parking        | Parkade, Stall, Underground |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | No Animal Home, No Smoking |
| Appliances        | Dishwasher, Microwave Hood |
| Heating           | Baseboard                  |
| Cooling           | Central Air                |
| Fireplace         | Yes                        |
| # of Fireplaces   | 1                          |
| Fireplaces        | Gas                        |
| # of Stories      | 17                         |

### Exterior

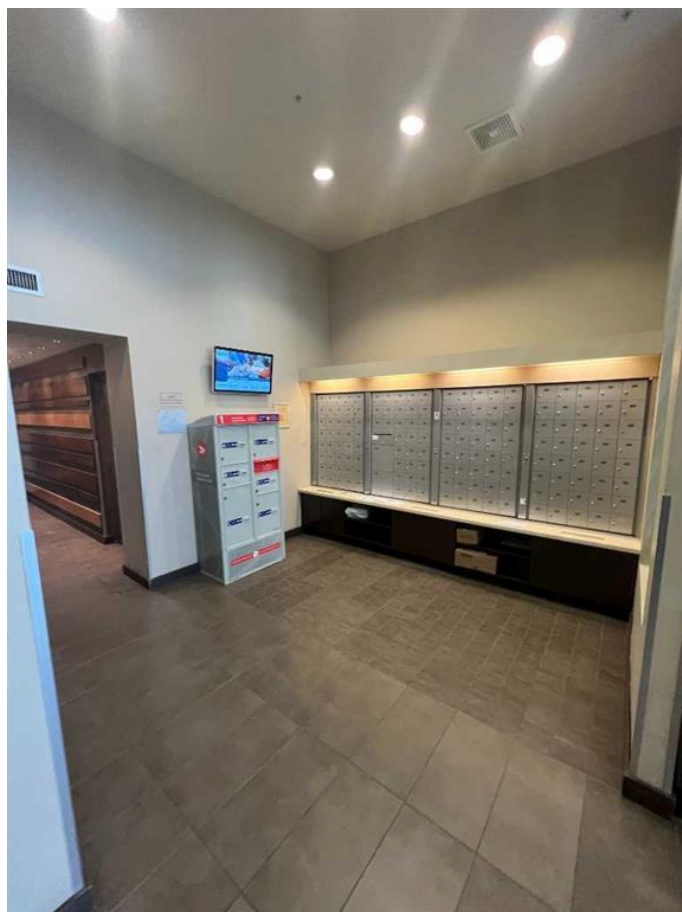
|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 48                   |
| Zoning         | DC (pre 1P2007)      |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|



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