

# \$378,000 - 807, 55 Spruce Place Sw, Calgary

MLS® #A2242244

**\$378,000**

2 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this beautifully appointed condo in the desirable community of Spruce Cliff, just 10 minutes west of downtown. With over 900 SQFT of stylish living space, this home features an open layout with floor-to-ceiling windows that flood the unit with natural light. The modern kitchen is equipped with stone countertops, sleek cabinetry, and ample workspace, flowing seamlessly into the cozy living room centered around a gas fireplace. Step outside to the oversized deck, complete with glass railings, decking tiles, and artificial turf - perfect for enjoying stunning sunset views. The thoughtful layout includes two spacious primary bedrooms, each with large closets and private access to full bathrooms, making it ideal for guests, roommates, or a home office. With no carpet throughout, this condo is both low-maintenance and stylish. Additional features include central A/C, a separate storage locker, titled underground parking, and quiet concrete construction. Residents enjoy access to premium amenities such as an indoor pool, hot tub, and gym. Located steps from Westbrook Mall, Westbrook LRT, the Bow River Pathway, Douglas Fir and Quarry Road Trails, and Shaganappi Point Golf Course, this home offers convenience, comfort, and connectivity. Book your private viewing today!

Built in 2006

## Essential Information



MLS® #	A2242244
Price	\$378,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	807, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X5

### Amenities

Amenities	Fitness Center, Indoor Pool, Laundry, Parking, Visitor Parking, Party Room, Recreation Facilities, Recreation Room, Storage
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	21

### Exterior

Exterior Features	Balcony
Construction	Concrete

**Additional Information**

Date Listed	August 6th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	Real Broker
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