

2004, 55 Spruce Place SW  
Calgary, Alberta

MLS # A2244658



## \$449,999

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spruce Cliff                               |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)         |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                |               |                   |
| <b>Size:</b>     | 775 sq.ft.                                 | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                          |               |                   |
| <b>Lot Feat:</b> | -                                          |               |                   |

|                    |                                                                                 |                   |                 |
|--------------------|---------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Hot Water, Natural Gas                                                          | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Tile                                                                    | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                               | <b>Condo Fee:</b> | \$ 682          |
| <b>Basement:</b>   | -                                                                               | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                                                                        | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters |                   |                 |

**Inclusions:** Window Coverings

Experience breathtaking views in this stunning two bedroom, two bathroom 20th floor sub-penthouse condo. Located in the prestigious Brava building, this modern unit offers an unparalleled inner-city living experience. The first thing you will notice when you enter is the massive south west facing wrap around 400 square foot patio that offers stunning panoramic views from the 20th storey. The patio has excellent sun exposure, you can even have grow your own garden! The upgraded gourmet kitchen has a striking soap stone breakfast bar island with dual waterfall ends, premium Fisher & Paykel stainless steel appliances (including a convection oven microwave, double-drawer dishwasher, fridge with ice maker/water dispenser, and a dual-zone beverage/bar fridge), an oversized pantry cabinet, and full-height gloss white/glass cabinets. The open living room is perfect for relaxing or entertaining, with a cozy fireplace flanked by floor-to-ceiling windows that perfectly frame the amazing views. Wake up to the beautiful Calgary skyline in your private primary retreat which features a walk-in closet and luxurious ensuite. There is also a good sized second bedroom that has huge windows to take in the breathtaking views. To cap off the unit has a second bathroom, in suite laundry and air conditioning. You're just steps away from the Shaganappi Golf Course, the LRT, and Westbrook Mall. Enjoy easy walks to local shops and restaurants, including the vibrant 17th Avenue. For outdoor enthusiasts, the Bow River pathway system can be accessed via the Douglas Fir Trail and is perfect for walking, jogging, or biking to Edworthy Park or downtown. The Brava building itself provides an array of top-tier amenities, including an indoor pool, hot tub, fitness centre, party room, secure bicycle storage, and underground parking for both residents and guests.