



**GRASSROOTS**  
REALTY GROUP

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**505, 55 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2208168**



**\$369,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	761 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped, Views		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 642
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to Brava Tower in the highly sought-after Westgate Park community. This exceptional 2-bedroom, 2-bathroom condo offers world-class living with 24-hour onsite security, titled underground heated parking, and an array of premium amenities, including a pool, hot tub, fitness center, bike storage, and a private party room. Ideally situated just steps from the LRT station and Westbrook Mall, this residence provides unparalleled convenience. Inside, you'll find contemporary styling, hardwood floors, and a modern kitchen, along with the added convenience of in-suite laundry. The south-facing living room features a gas fireplace and opens onto a spacious private balcony, perfect for relaxing or entertaining. Unwind in the air-conditioned primary suite, complete with a luxurious ensuite bath, tiled floors, and a spa-like soaker tub with an elegant tiled surround. Need extra storage? This unit includes an in-building storage locker, ideal for seasonal items or personal collections. For entertainment and dining, walk to Jubilations Dinner Theatre, or take the train downtown for a night out&mdash;no need to drive. Don't miss this rare opportunity to own in Westgate Park&mdash;schedule your viewing today!