# \$298,500 - 1604, 55 Spruce Place Sw, Calgary

MLS® #A2224444

#### \$298,500

1 Bedroom, 1.00 Bathroom, 611 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Experience Executive Living in Style!

Welcome to this freshly painted one-bedroom plus den condominium, offering spectacular mountain views from the 16th floor. Designed for comfort and modern living, this unit features a spacious open-concept kitchen with an island and built-in wine rack, luxury vinyl plank flooring, a cozy fireplace, and floor-to-ceiling windows to soak in the scenery.

Enjoy the convenience of in-suite laundry, central air conditioning, and a heated underground parking stall. Step out onto your private balcony, perfect for entertaining while enjoying breathtaking views of the mountains.

Located in the sought-after Brava Tower, residents have access to premium amenities including a swimming pool, fitness centre, and social rooms.

This unbeatable central location puts everything at your fingertipsâ€"just steps across the street from a major shopping mall featuring a grocery store, restaurants, and retail shops. Plus, with LRT and bus access nearby, commuting is a breezeâ€"downtown is only a 5-minute drive!





Built in 2007

#### **Essential Information**

MLS® # A2224444

Price \$298,500

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 611

Acres 0.00

Year Built 2007

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1604, 55 Spruce Place Sw

Subdivision Spruce Cliff

City Calgary
County Calgary
Province Alberta

Postal Code T3C 3X5

#### **Amenities**

Amenities Clubhouse, Elevator(s), Laundry, Parking, Recreation Facilities,

Recreation Room, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Parkade, Stall, Underground

#### Interior

Interior Features Breakfast Bar, Elevator, High Ceilings, Kitchen Island

Appliances Central Air Conditioner

Heating See Remarks

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 21

#### **Exterior**

Exterior Features Balcony, Courtyard

Construction Concrete

### **Additional Information**

Date Listed May 25th, 2025

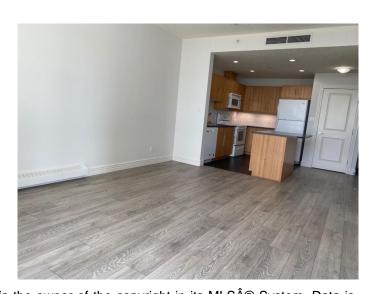
Days on Market 43

Zoning DC (pre 1P2007)

HOA Fees Freq. MON

# **Listing Details**

Listing Office MaxWell Capital Realty



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