

# \$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 fingertips—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 breeze—downtown is only a 5-minute drive!

Built in 2007

## Essential Information

MLS® #

A2224444



Price	\$298,500
Bedrooms	1
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), Parking, Recreation Facilities, Recreation Room, Secured Parking, Visitor Parking, Laundry
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	32
Zoning	DC (pre 1P2007)
HOA Fees Freq.	MON

**Listing Details**

Listing Office	MaxWell Capital Realty
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