# \$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

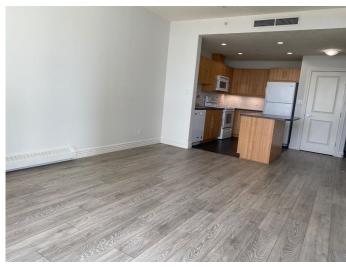
Experience Executive Living in Style! Welcome to this freshly painted one-bedroom plus den condominium, offering spectacular mountain views from the 16th floor. Designed for comfort and modern living, this unit features a spacious open-concept kitchen with an island and built-in wine rack, luxury vinyl 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
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## **Community Information**

1604, 55 Spruce Place Sw
Spruce Cliff
Calgary
Calgary
Alberta
T3C 3X5

### Amenities

Amenities	Clubhouse,	Elevator(s),	Parking,	Recreation	Facilities,	Recreation
	Room, Secur	ed Parking, \	/isitor Park	king, Laundry		
Parking Spaces	1					
Parking	Parkade, Sta	II, Undergrou	nd			

### 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 FeaturesBalcony, CourtyardConstructionConcrete

#### **Additional Information**

Date ListedMay 25th, 2025Days on Market32ZoningDC (pre 1P2007)HOA Fees Freq.MON

#### **Listing Details**

Listing Office MaxWell Capital Realty

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