

# \$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	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), 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

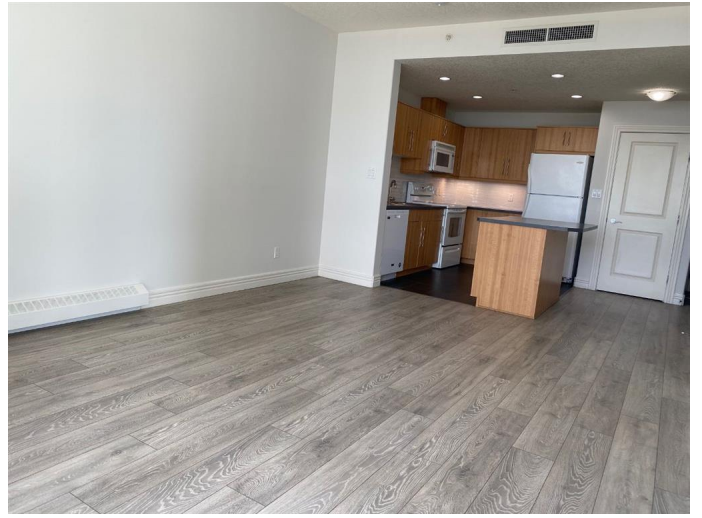
Exterior Features	Balcony, Courtyard
Construction	Concrete

## Additional Information

Date Listed	May 25th, 2025
Days on Market	57
Zoning	DC (pre 1P2007)
HOA Fees Freq.	MON

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.