

# \$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        37  
Zoning                    DC (pre 1P2007)  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            MaxWell Capital Realty



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