

# \$304,800 - 1404, 55 Spruce Place Sw, Calgary

MLS® #A2210391

## \$304,800

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to your contemporary inner city condo in the heart of Calgary, located in the beautiful community of Spruce Cliff that effortlessly combine modern design with local charm. This beautiful and well maintained building offers the best of both indoor and outdoor living and amenities, with an indoor pool, private balcony and a gorgeous golf course within walking distance. The location is unbeatable as well with so many shops and restaurants to choose from and easy transportation with city buses and train stop within walking distance. This clean and well maintained condo unit has a large bedroom, full bathroom, kitchen and dining area along with all the appliances you'll need. This unit also gets great sun exposure all day long so you can comfortably enjoy your balcony all day and still stay cool inside with central AC and enjoy the lovely view of the golf course.

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210391  |
| Price          | \$304,800 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 611       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1404, 55 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X5                  |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Colf Course, Indoor Pool, Parking, Party Room, Pool, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                                        |
| Parking        | Underground                                                                                                              |
| Has Pool       | Yes                                                                                                                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | Central Air                                                                                  |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 28                                                                                           |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
| Construction      | Mixed             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 17               |
| Zoning         | DC (pre 1P2007)  |

**Listing Details**

Listing Office                      Manor Real Estate Ltd.

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