

# \$294,900 - 1908, 55 Spruce Place Sw, Calgary

MLS® #A2210896

**\$294,900**

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this gorgeous, well maintained, 1 Bedroom, 1 Bathroom unit with 9 foot ceilings on the NINETEENTH FLOOR of this Luxury, pet friendly, concrete high rise building. Walk in the door, next to the foyer and you will find a large kitchen with Maple Cabinets, laminate Counters, a center Island, and black kitchen appliances. The open concept apartment features a large living/dining area with plenty of space for both living room furniture and a dining table. The living room is accented with huge windows that let in loads of natural light and a patio door that grants access to a sprawling private northwest facing balcony overlooking spectacular views. The large bedroom with a big closet, a 4-piece bathroom and a ensuite laundry completes this unit. The unit also comes with One Titled, Heated Underground Parking Stall and a storage unit located on Level 2. Enjoy luxury living with the indoor pool/hot tub, fitness center, and a recreation room with table-tennis, pool table and lounging areas.

This wonderful condo is just steps away from the Westbrook Mall, restaurants, groceries, Shaganappi golf course, local amenities, the Westbrook C-Train station and Library and an easy commute to downtown. This complex also has an on-site manager and security. If you are looking for a maintenance free lifestyle with great condo amenities and a walkable location, then don't miss out the opportunity to make it yours!

Book your viewings today!



Built in 2005

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210896          |
| Price          | \$294,900         |
| 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     | 1908, 55 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X5                  |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Fitness Center, Spa/Hot Tub, Trash, Visitor Parking, Bicycle Storage, Elevator(s), Pool, Recreation Facilities, Sauna, Secured Parking, Storage |
| Parking Spaces | 1  |
| Parking        | Parkade, Stall, Underground  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Baseboard  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |     |
|--------------|-----|
| Fireplaces   | Gas |
| # of Stories | 25  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Lighting, Balcony, Courtyard |
| Construction      | Concrete                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 107              |
| Zoning         | DC               |

## Listing Details

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

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