

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

MLS® #A2210391

## \$304,800

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

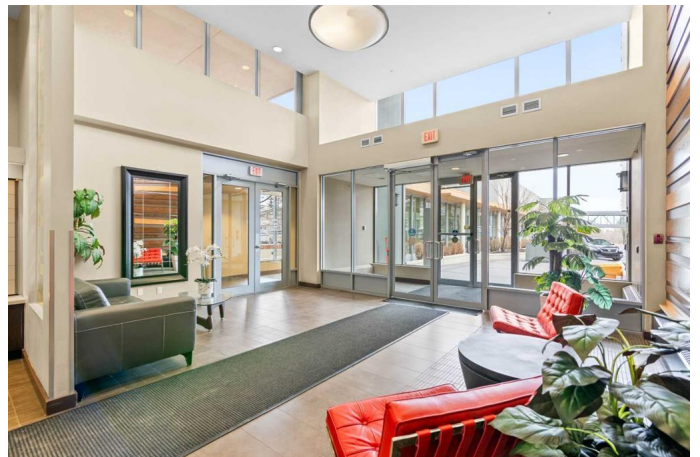
Spruce Cliff, Calgary, Alberta

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, Golf 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	13
Zoning	DC (pre 1P2007)

# Listing Details

Listing Office                      Manor Real Estate Ltd.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.