

\$310,000 - 1401, 55 Spruce Place Sw, Calgary

MLS® #A2157595

\$310,000

1 Bedroom, 1.00 Bathroom, 608 sqft
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

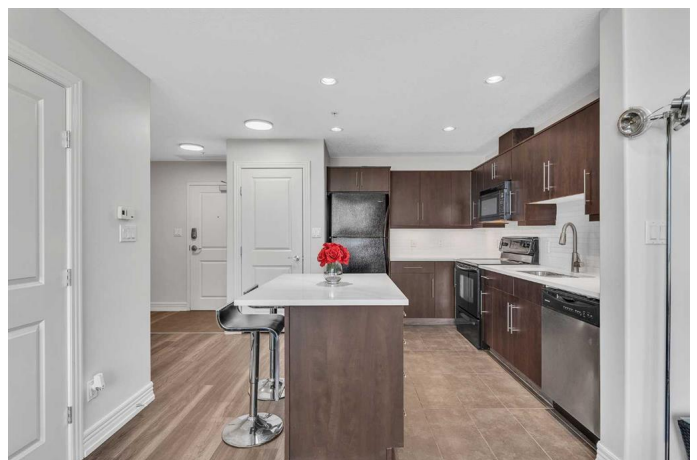
Fantastic 14th floor apartment with great views of Nose Hill Park, Shaganappi Golf Course, and downtown Calgary. Walk to Westbrook C-train station in a few minutes. Shopping, amenities, and restaurants are on your doorstep. And downtown is a short commute by bike, car or transit.

A bright and spacious 1 BED & DEN unit with 9ft ceilings, features VINYL PLANK FLOORING in the living areas and bedroom, Quartz counters in the kitchen and bathroom, and new modern low profile light fixtures. The generous kitchen provides plenty of cabinet and counter space, under-cabinet lighting, and a kitchen island for casual dining.

The open plan living room with gas fireplace (recently serviced) has space for a dining table if wanted or creates a large living room with wonderful views. A good-sized balcony is a great spot to relax and watch the world go by on a summer evening. And the den space at the entry would make a perfect work-from home office.

This unit includes a titled UNDERGROUND PARKING STALL, STORAGE LOCKER in a secure room, and a designated bike room. The building offers amazing amenities including a swimming pool, hot-tub, fitness centre with quality equipment, a recreation room with table-tennis, pool table and lounging areas. Plus, there is an on-site manager and security.

This unit would suit anyone looking for a maintenance free lifestyle with good building



amenities, in a walkable neighbourhood.
Come take a look and see why this is a smart
move for you!

Built in 2006

Essential Information

MLS® #	A2157595
Price	\$310,000
Sold Price	\$304,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	608
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1401, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X5

Amenities

Amenities	Fitness Center, Indoor Pool, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	21

Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Aluminum Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	August 28th, 2024
Days on Market	14
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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