

\$374,900 - 1507, 55 Spruce Place Sw, Calgary

MLS® #A2162543

\$374,900

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

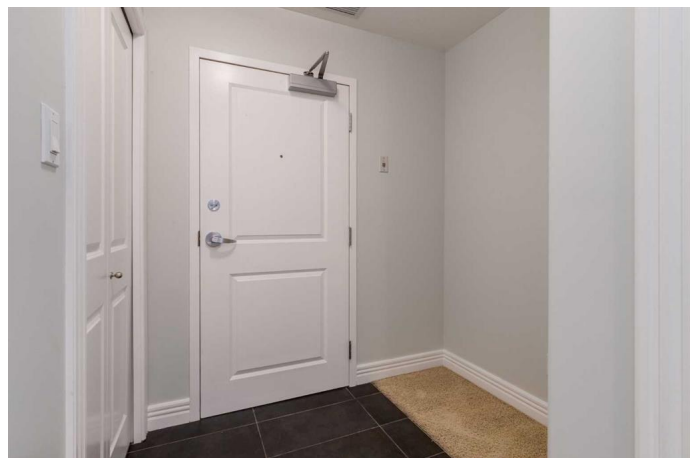
Welcome to this well-maintained and spacious 2-bedroom, 2-bathroom condo spanning 888 sq.ft., perfectly designed for modern urban living. Nestled in a prime location, this north west-facing unit offers stunning views and a well-appointed floor plan that maximizes space and comfort. Enjoy cozy evenings by the gas fireplace in the living room, or step out onto the large balcony to soak in the breathtaking views. The modern kitchen is perfect for the home chef. The unit also includes central air conditioning, heated parking, and a storage locker for ultimate convenience and comfort. Residents have free access to a fantastic recreation centre with a full-size pool and extensive fitness area. Only two traffic lights and a quick 5-minute drive to downtown, or ride your bike in just 10 minutes. Walk to Bow River Valley parks, a golf course, and off-leash areas, with the Underground Westbrook LRT station, shopping, and restaurants just across the street. Plus, enjoy easy access to highways and the mountains for weekend getaways. Discover modern urban living with all the amenities you need in an extra convenient location. Click the Virtual Tours for more details and to see why this condo is the perfect place to call home!

Built in 2006

Essential Information

MLS® #

A2162543



Price	\$374,900
Sold Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	888
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1507, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X5

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Enclosed, Guest, Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	Closet Organizers, Vinyl Windows, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room

# of Stories	22
Basement	None

Exterior

Exterior Features	Balcony, Lighting
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	November 19th, 2024
Days on Market	74
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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