

# \$309,900 - 1908, 55 Spruce Place Sw, Calgary

MLS® #A2210896

**\$309,900**

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	\$309,900
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	Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Pool, Recreation Facilities, Sauna, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking
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, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	25

### Exterior

Exterior Features	Balcony, Lighting, Courtyard
Construction	Concrete

### Additional Information

Date Listed	April 13th, 2025
Days on Market	52
Zoning	DC

### Listing Details

Listing Office	MaxWell Capital Realty
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