

# \$299,900 - 2001, 55 Spruce Place Sw, Calgary

MLS® #A2256846

**\$299,900**

1 Bedroom, 1.00 Bathroom, 611 sqft

Single Family on 0.00 Acres

Spruce Cliff, Calgary, Alberta

High up on the 20th floor, this 1-bedroom plus den condo presents a rare opportunity to enjoy sweeping, uninterrupted views of the city and beyond - WELCOME HOME! Thoughtfully designed, the open-concept floor plan blends comfort and style, offering a light-filled living space ideal for both everyday living and entertaining. The stylish kitchen features a full appliance package, sleek cabinetry with substantial storage, tiled backsplash and a large island with eating bar. Perfectly suited for quick weekday meals or weekend gatherings. Fresh paint and durable vinyl plank flooring throughout add a modern, move-in-ready touch. Your generously sized living room features a gas fireplace, plenty of space for all your furnishings and access to the covered balcony to enjoy the wonderful view and relax (enjoy the 360 virtual tour to see it now). The well sized bedroom enjoys the view & natural light from the large window and a full closet for your wardrobe and allowing for a restful retreat. A versatile den provides the flexibility of a home office, study, or creative corner. The 4 piece bathroom is centrally located for convenience and practicality. Additional highlights include in-suite Laundry, a titled underground parking stall, a separate storage locker, plus underground visitor parking. Residents of this sought-after building enjoy exceptional amenities including an indoor pool, hot tub, well equipped gym, and a recreation room with table tennis, a pool table & lounging areas



designed for leisure and connection. The location here is absolutely perfect. Steps to the C-Train, Westbrook Mall, Public Library, restaurants, entertainment, Shaganappi Golf Course and minutes from downtown. Nestled in the desirable community of Spruce Cliff, this condo combines urban convenience with lifestyle perks, making it an outstanding choice for first-time buyers, professionals, investors, or those looking to downsize. Set up a private showing and discover the view and lifestyle you deserve! (id:6289)

Built in 2005

**Essential Information**

Listing #	A2256846
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Square Footage	611
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	2001, 55 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	T3C3X5

**Amenities**

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre, Swimming
Features	PVC window, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

**Interior**

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	25

## Exterior

Exterior	Concrete
Construction	Poured concrete

## Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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