

# \$345,000 - 1606, 55 Spruce Place Sw, Calgary

MLS® #A2253482

**\$345,000**

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

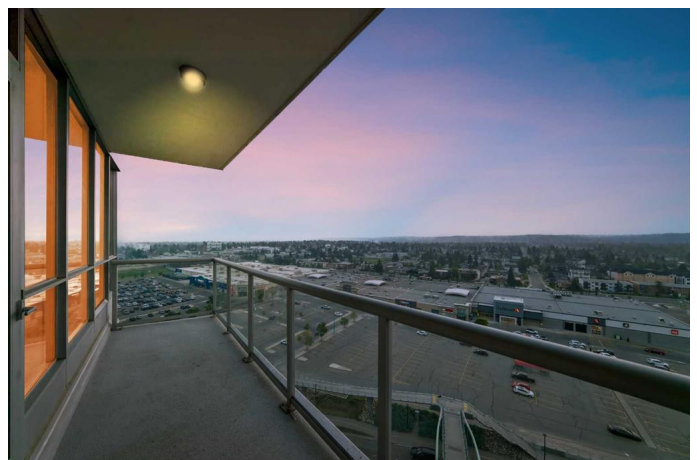
Priced to sell with incredible value!!! This 2-bed 2-bath dog & cat friendly unit has stunning sunset views with complete West exposure, and is conveniently located, ready for your urban home base! Building amenities include a pool, hot tub, extensive gym, lounge, rentable multi-purpose room, outdoor playground, 24 hour security, bike room and underground visitor parking – all this with affordable condo fees. The primary retreat will fit your bed plus furniture, and is complete with a 4-piece ensuite with tub. An extra bedroom and full bathroom complete the unit, along with laminate flooring throughout (no carpet!) and a functional kitchen with granite counters and stainless steel appliances. A titled parking stall and an assigned storage locker are extra perks! The location is one to note! 9-minute drive to downtown, a pedestrian bridge over Bow Trail provides access to the Westbrook LRT station & library, Safeway, Jubilations, Westbrook Mall and the restaurants of 17 Ave! One dog or cat per unit and dogs measuring up to 15 inches in height measured from the ground to the top of the shoulder at maturity are permitted.

Built in 2006

## Essential Information

MLS® #                   A2253482

Price                     \$345,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 841               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1606, 55 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X5                  |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Fitness Center, Party Room, Playground, Recreation Room, Secured Parking, Storage, Visitor Parking, Indoor Pool |
| Parking Spaces | 1                                                                                                                                       |
| Parking        | Parkade, Titled, Underground                                                                                                            |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator |
| Heating           | Hot Water                                                                                                                    |
| Cooling           | Central Air                                                                                                                  |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas                                                                                                                          |
| # of Stories      | 21                                                                                                                           |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Concrete, Stucco

**Additional Information**

Date Listed            September 3rd, 2025  
Days on Market        6  
Zoning                  DC (pre 1P2007)

**Listing Details**

Listing Office           RE/MAX First

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