

# \$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

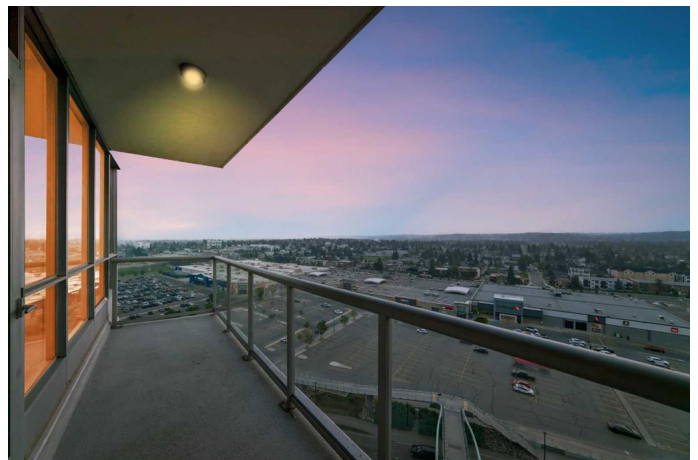
Priced to sell with incredible value!!! This 2-bed 2-bath dog & cat friendly unit has stunning sunset views with complete West exposure, and is conveniently located, ready for your urban home base! Building amenities include a pool, hot tub, extensive gym, lounge, rentable multi-purpose room, outdoor 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
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Construction      Concrete, Stucco

### **Additional Information**

Date Listed      September 3rd, 2025

Days on Market      2

Zoning      DC (pre 1P2007)

### **Listing Details**

Listing Office      RE/MAX First

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