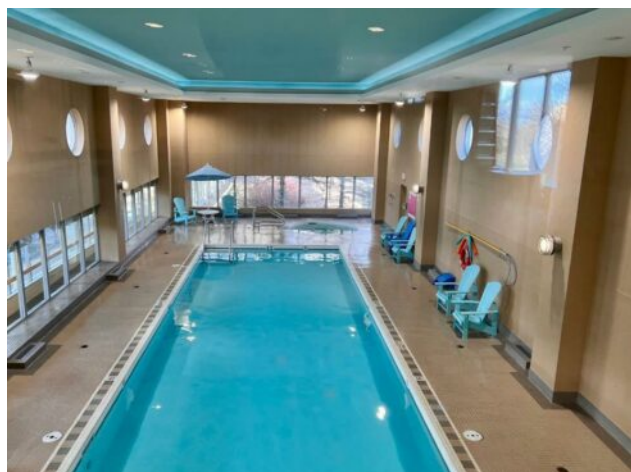


1604, 55 Spruce Place SW
Calgary, Alberta

MLS # A2267591



\$261,500

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Owned, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	See Remarks	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, High Ceilings, Kitchen Island		

Inclusions: none

Experience Executive Living in Style! Welcome to this freshly painted one-bedroom plus den condominium, offering spectacular mountain views from the 16th floor. Designed for comfort and modern living, this unit features a spacious open-concept kitchen with an island and built-in wine rack, luxury vinyl plank flooring, a cozy fireplace, and floor-to-ceiling windows to soak in the scenery. Enjoy the convenience of in-suite laundry, central air conditioning, and a heated underground parking stall. Step out onto your private balcony, perfect for entertaining while enjoying breathtaking views of the mountains. Located in the sought-after Brava Tower, residents have access to premium amenities including a swimming pool, fitness centre, and social rooms. This unbeatable central location puts everything at your fingertips—just steps across the street from a major shopping mall featuring a grocery store, restaurants, and retail shops. Plus, with LRT and bus access nearby, commuting is a breeze—downtown is only a 5-minute drive!