

\$310,000 - 1326-42 Spruce St #2304, PHILADELPHIA

MLS® #PAPH2521516

\$310,000

1 Bedroom, 1.00 Bathroom, 897 sqft
Residential on 0.00 Acres

AVENUE OF THE ARTS, PHILADELPHIA, PA

Modern Living, Skyline Views & Optional Deeded Garage Parking in the Heart of Center City

High above the vibrant Avenue of the Arts, Unit 2304 at Center City One offers a rare blend of modern comfort, panoramic views, and city convenience—complete with the option to purchase a deeded, covered garage parking space.

This bright and spacious one-bedroom, one-bath residence features south-facing oversized windows that fill the home with natural light and frame uninterrupted skyline views. Step outside to a private balcony, the perfect spot to enjoy your morning coffee or unwind with an evening drink.

Inside, the thoughtfully designed layout includes a galley-style kitchen outfitted with stainless steel appliances, solid wood cabinetry, a breakfast bar, and recessed lighting—ideal for everyday living and effortless entertaining. The generous bedroom offers a custom walk-in closet and sweeping southern views, while the adjacent bath is finished with granite vanity and ceramic tile. Residents of Center City One enjoy the peace of mind of a 24-hour front desk, along with inclusive condo fees covering water, gas, and basic cable. And the location is unbeatable—nestled in Washington Square West, just off the Avenue of the Arts, and steps from the Kimmel Center, Academy of Music, Wilma Theater, and some of the city's finest restaurants, cafés, and



boutiques. You're also ideally situated between Rittenhouse Square and Society Hill, placing the best of Center City at your doorstep.

A deeded garage parking space is available for an additional \$80,000—a rare and valuable convenience in this bustling neighborhood.

Whether you're a first-time buyer, downsizing, or searching for a stylish pied--terre with available parking, this is a unique opportunity you won't want to miss.

Built in 1900

Essential Information

MLS® #	PAPH2521516
Price	\$310,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	897
Acres	0.00
Year Built	1900
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Hi-Rise 9+ Floors
Style	Condo/Unit
Status	Active

Community Information

Address	1326-42 Spruce St #2304
Area	19107
Subdivision	AVENUE OF THE ARTS
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19107

Amenities

Utilities	Cable TV, Phone Available
Parking	Permit Included
# of Garages	1
Garages	Inside Access, Covered Parking

Interior

Heating	Forced Air
Cooling	Central A/C
# of Stories	1
Stories	1 Story

School Information

District	PHILADELPHIA CITY
----------	-------------------

Additional Information

Date Listed	August 20th, 2025
Days on Market	64
Zoning	RMX3

Listing Details

Listing Office	BHHS Fox & Roach At the Harper, Rittenhouse Square
----------------	--

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 22nd, 2025 at 6:30am EDT