

\$295,000 - 1205 Spruce St #2, PHILADELPHIA

MLS® #PAPH2543604

\$295,000

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.00 Acres

WASHINGTON SQ WEST, PHILADELPHIA, PA

Welcome to 1205 Spruce Street, Unit 2, a charming, turnkey condo tucked away in the heart of Washington Square West, one of Philadelphia's most vibrant and walkable neighborhoods. This beautifully maintained one-bedroom, one-bath residence seamlessly blends classic city charm with modern comfort. Step inside to discover a bright and airy first-floor home with a thoughtful open-concept layout, featuring hardwood floors throughout. The modern kitchen is equipped with stainless steel appliances, granite countertops, and a convenient breakfast bar, perfect for casual dining or entertaining. Enjoy the everyday convenience of in-unit laundry, while the spacious bedroom provides a peaceful retreat with generous closet space. A true rarity in the city, this unit also offers its own private, secured rear yard — a fenced-in patio accessible directly from the bedroom, ideal for relaxing, working from home, or hosting friends under the stars. Just steps from boutique shops, award-winning restaurants, historic parks, and cultural landmarks, this home offers the perfect blend of location, lifestyle, and low-maintenance living. With a WalkScore of 98, 1205 Spruce St Unit 2 is a Walker's Paradise and located within walking distance to some of Wash West's best amenities; including, Vetri Cucina, Middle Child, Kanella Grill, Talula's Garden, Thank You Thank You, Mercato & many more. Just steps from the Broad St Line for easy access to the stadiums



and beyond.

Built in 1900

Essential Information

MLS® #	PAPH2543604
Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.00
Year Built	1900
Type	Residential
Sub-Type	Condo, Unit/Flat/Apartment, Garden 1 - 4 Floors
Style	Condo/Unit
Status	Active

Community Information

Address	1205 Spruce St #2
Area	19107
Subdivision	WASHINGTON SQ WEST
City	PHILADELPHIA
County	PHILADELPHIA-PA
State	PA
Municipality	PHILADELPHIA
Zip Code	19107

Amenities

Amenities	CeilingFan(s), Intercom, Tub Shower, Wood Floors
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Interior

Interior Features	Floor Plan-Open
Appliances	Dishwasher, Built-In Microwave, Dryer, Dryer-front loading, Microwave, Oven/Range-Electric, Refrigerator, Stainless Steel Appliances, Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central A/C
# of Stories	1

Stories1 Story

Exterior

RoofFlat
FoundationConcrete Perimeter

School Information

DistrictPHILADELPHIA CITY

Additional Information

Date ListedOctober 2nd, 2025
Days on Market28
ZoningCMX1

Listing Details

Listing OfficeColdwell Banker Realty

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