

# \$449,900 - 1907, 77 Spruce Place Sw, Calgary

MLS® #A2221406

**\$449,900**

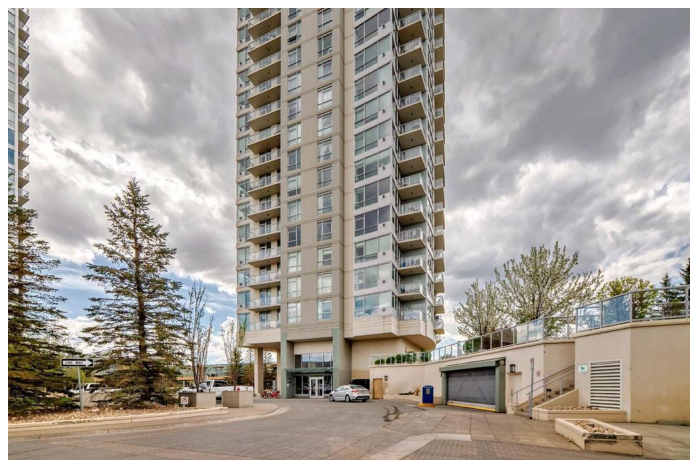
2 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Location, Location, Location! View, View, View! Unbeatable Location with Breathtaking Views of Downtown & Shaganappi Point Golf Course. Spectacular 1,023 sq.ft condo with 2-bedroom plus Den, 2-bathroom unit is designed to impress and provide the ultimate convenience. Experience luxury living in Encore, where stunning panoramic city view greet you from the living room, both bedrooms and Two private balconies. This spacious, beautifully maintained unit boasts Newly replaced cabinetry, granite countertops with island in the kitchen and bathrooms, stainless steel appliances, and upgraded hardwood floors. Central air conditioning ensures year-round-comfort, while the two bedrooms plus a den provide ample space for work and relaxation. A cozy corner gas fireplace. Bright with floor to ceiling windows. Enjoy top-tier Amenities, including a large indoor pool, hot tub, fully equipped gym, game room, and on-site caretakers. With full-time security, titles underground heated parking, and a storage locker, convenience and peace of mind come standard. Ideally located just steps from the C-train station and Westbrook Shopping-mall (featuring Walmart, Safeway, foodcourt...), surrounded by river pathways, Shaganappi Golf Course, and city convenience, this is urban living at its finest. Don't miss this opportunity and schedule your private viewing today!

Built in 2008



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2221406          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,023             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1907, 77 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X6                  |

## Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Indoor Pool, Parking, Pool, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                  |
| Parking        | Heated Garage, Parkade, See Remarks, Underground                                                   |
| # of Garages   | 1                                                                                                  |

## Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Fireplace(s), Natural Gas                                                                                              |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas, Mantle, Great Room, Other                                                                                                    |

|              |    |
|--------------|----|
| # of Stories | 26 |
|--------------|----|

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Courtyard, Storage |
| Roof              | Tar/Gravel                  |
| Construction      | Concrete                    |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 32             |
| Zoning         | DC             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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