

\$457,000 - 2207, 77 Spruce Place Sw, Calgary

MLS® #A2247186

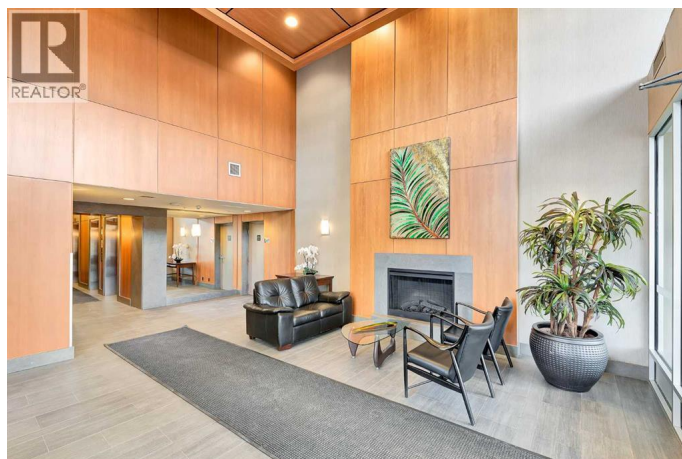
\$457,000

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

Spruce Cliff, Calgary, Alberta

This bright and spacious 1,020 sq ft corner-unit condo offers the perfect blend of style, comfort, and unbeatable value—with one standout feature you won't often find: two titled underground parking stalls included with the unit. That's right—not one, but TWO premium parking spots in a secure, heated parkade, offering ultimate convenience and flexibility for multi-vehicle households, visiting guests, or potential rental income. Inside, the open-concept layout is designed for modern living, featuring a sleek kitchen with rich cabinetry, granite countertops, stainless steel appliances, and a tile backsplash. The living and dining areas are flooded with natural light from floor-to-ceiling windows, all framing stunning, unobstructed views of the downtown skyline. The spacious primary suite includes a walk-in closet and private 4-piece ensuite. A second full bathroom and in-suite laundry make daily life comfortable and functional. Enjoy outdoor space from two private balconies, perfect for morning coffee or evening drinks while soaking in the breathtaking city views. As a resident, you'll also enjoy access to impressive building amenities including a spacious lobby, a well-equipped fitness centre, and a large indoor pool, adding even more value and convenience to everyday living. With two titled parking stalls, you'll enjoy peace of mind, extra flexibility, and added value that sets this condo apart from the rest. Located in a vibrant area close to restaurants, shopping, parks,



and transit, this is inner-city living without compromise. Don't miss this rare opportunity to own a view-filled condo with double the parking—book your showing today (id:6289)

Built in 2008

Essential Information

Listing #	A2247186
Price	\$457,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,020
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2207, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	T3C3X6

Amenities

Amenities	Golf Course, Playground, Schools, Shopping, Clubhouse, Exercise Centre, Guest Suite, Swimming, Party Room, Recreation Centre, Whirlpool
Features	See remarks, Guest Suite, Parking
Parking Spaces	2
Parking	Underground

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Garburator, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Central heating
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	24

Exterior

Exterior	Concrete
Construction	Poured concrete

Listing Details

Listing Office	Century 21 Bravo Realty
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