

\$399,000 - 2202, 77 Spruce Place Sw, Calgary

MLS® #A2247870

\$399,000

2 Bedroom, 2.00 Bathroom, 888 sqft

Single Family on 0.00 Acres

Spruce Cliff, Calgary, Alberta

****Stunning 22nd Floor Condo â€“ Encore at 77 Spruce Place SW, Calgary**** This exceptional 2-bedroom, 2-bathroom condo in the prestigious Encore building offers a rare combination of luxury, comfort, and unmatched views. Situated on the 22nd floor, the wrap-around balcony provides ****breathtaking, unobstructed vistas of Downtown Calgary, the Rocky Mountains, and the Shaganappi Golf Course****. Floor-to-ceiling windows flood the open-concept living space with natural light, perfectly framing the panoramic scenery. The interior features a bright, modern layout with a cozy ****corner gas fireplace****, granite countertops, stainless steel appliances, an eat-up island, and elegant cabinetry. Central air conditioning, in-suite laundry, and premium flooring add everyday comfort and style. The building offers an impressive selection of amenities, including a ****spacious lobby, a fully equipped fitness centre, a large indoor swimming pool, hot tub, games and recreation room, library, guest suite, and party room****. Titled heated underground parking, assigned storage, and ****on-site security**** provide safety and peace of mind. Located in the vibrant community of ****Spruce Cliff****, the property is steps from Westbrook LRT Station, Westbrook Mall with Walmart and Safeway, boutique shops, cafÃ©s, the Bow River pathways, parks, and the Shaganappi Golf Course. Quick access to downtown and major routes ensures ultimate convenience. Offering resort-style living with incredible views and top-tier



amenities, this property stands out as one of Calgary's most desirable condo opportunities. (id:6289)

Built in 2008

Essential Information

Listing #	A2247870
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Square Footage	888
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2202, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	T3C3X6

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre, Swimming
Features	Elevator, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	24

Exterior

Exterior	Concrete
Construction	Poured concrete
Listing Details	
Listing Office	MaxWell Capital Realty



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