# \$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, cafés, 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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