

# \$399,000 - 406, 77 Spruce Place Sw, Calgary

MLS® #A2195611

**\$399,000**

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

"LOCATION, LOCATION, LOCATION"

'PLEASE CHECK VIRTUAL AND 3D TOUR'

Welcome to Encore, where luxury meets convenience! This beautifully designed 2-bedroom, 2-bathroom condo is located in the highly desirable neighborhood of Spruce Cliff, just minutes from downtown Calgary. Enjoy a short walk to Westbrook LRT Station, Westbrook Mall, 17th Ave, and a wealth of amenities, including schools, parks, the Bow River pathway, and Shaganappi Golf Course. Step inside to experience one of the best layouts in the building, featuring 9-ft high ceilings that create a bright and open atmosphere. The spacious kitchen is equipped with granite countertops, and the unit boasts luxury laminate flooring and a cozy gas fireplace. Both the living room and bedrooms offer stunning views of the swimming pool, adding to the charm of this exceptional home. Indulge in top-tier building amenities, including an indoor swimming pool, hot tub, games room, fully equipped fitness center, guest suite, library, Jacuzzi, and more. This unit also includes titled heated underground parking, assigned storage, and in-suite laundry for ultimate convenience. Don't miss your chance to own one of the most luxurious condos in town! Schedule your private viewing today!

Built in 2008



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2195611       |
| Price          | \$399,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 909            |
| Acres          | 0.00           |
| Year Built     | 2008           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 406, 77 Spruce Place Sw |
| Subdivision | Spruce Cliff            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3C 3X6                 |

## Amenities

|                |                                                                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Indoor Pool, Playground, Recreation Facilities, Recreation Room, Spa/Hot Tub |
| Parking Spaces | 1                                                                                                                                                                                       |
| Parking        | Garage Door Opener, Heated Garage, Titled, Underground                                                                                                                                  |

## Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator                                                                                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Central                                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                                                          |

# of Stories                26

**Exterior**

Exterior Features      Balcony, Lighting, Playground  
                                 Courtyard

Construction            Concrete, Metal Siding

**Additional Information**

Date Listed                February 20th, 2025

Days on Market        69

Zoning                     DC



**Listing Details**

Listing Office            Royal LePage Solutions

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