

# \$429,900 - 1907, 77 Spruce Place Sw, Calgary

MLS® #A2221406

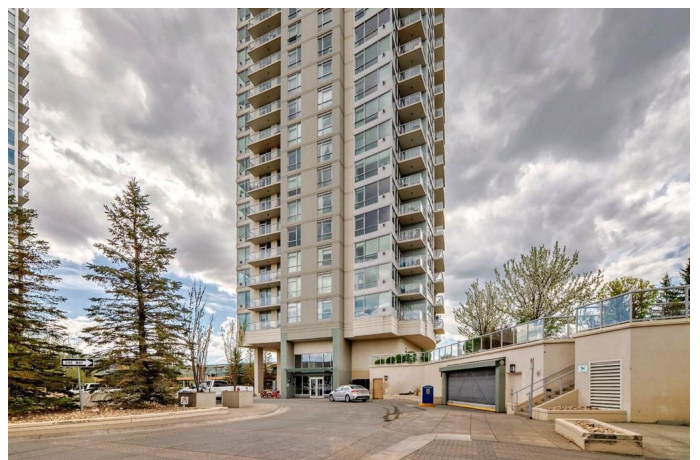
**\$429,900**

2 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Price Reduced! 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	\$429,900
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, Fitness Center, Parking, Storage, Visitor Parking, Elevator(s), Indoor Pool, Pool
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground, See Remarks
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating	Baseboard, Natural Gas, Fireplace(s)
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	67
Zoning	DC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.