

# \$424,900 - 1401, 77 Spruce Place Sw, Calgary

MLS® #A2232585

**\$424,900**

2 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Over 1,000 sq ft 2-bedroom, 2-bathroom condo in a concrete high-rise with panoramic east-facing views of downtown Calgary and the Shaganappi Golf Course below! This large unit features an open-concept layout with floor-to-ceiling windows, custom high end blinds, gas fireplace in the living room, and generous room sizes throughout. The huge primary bedroom includes a private 4-piece ensuite and walk in closet. The secondary bedroom is well-suited for guests or a home office with a view! Additional features include in-suite laundry (new Nov 2024), titled underground parking stall, and a secure storage locker. The building offers 24-hour security and resident amenities such as an indoor pool, hot tub, fitness centre, games room, and party room. Walking distance to Westbrook LRT (200m), shopping, restaurants, Shaganappi Point Golf Course, and just minutes to downtown. Call today for your private viewing!

Built in 2008

## Essential Information

MLS® #	A2232585
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,026



Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1401, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3X6

### **Amenities**

Amenities	Elevator(s), Fitness Center, Park, Party Room, Visitor Parking, Bicycle Storage, Clubhouse, Golf Course, Indoor Pool, Picnic Area, Pool, Spa/Hot Tub, Storage
Parking Spaces	1
Parking	Underground, Parkade
# of Garages	1
Has Pool	Yes

### **Interior**

Interior Features	Granite Counters, Open Floorplan, Storage, Recreation Facilities
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Disposal
Heating	Natural Gas, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	26

### **Exterior**

Exterior Features	Balcony, Courtyard
Construction	Concrete, Stucco

## Additional Information

Date Listed	June 18th, 2025
Days on Market	46
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Real Estate Professionals Inc.
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