# \$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

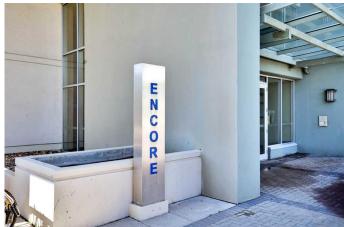
Bedrooms 2

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, Colf Course, Indoor Pool, Picnic Area, Pool,

Spa/Hot Tub, Storage

Parking Spaces '

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.

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.