

\$399,000 - 2202, 77 Spruce Place Sw, Calgary

MLS® #A2247870

\$399,000

2 Bedroom, 2.00 Bathroom, 889 sqft

Residential 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, caf  s, 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.

Built in 2008

Essential Information

MLS�� #	A2247870
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2202, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X6

Amenities

Amenities	Fitness Center, Indoor Pool
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Breakfast Bar, Elevator, No A
Appliances	Dishwasher, Dryer, Electric
	Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	24



Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	90
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.