

**1401, 77 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2232585**



**\$424,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete, Stucco
<b>Foundation:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Recreation Facilities, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 802
<b>LLD:</b>	-
<b>Zoning:</b>	DC (pre 1P2007)
<b>Utilities:</b>	-

**Inclusions:** none

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!