

**406, 77 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2195611**



**\$399,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 723
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** N/A

"LOCATION, LOCATION, LOCATION" 'PLEASE CHECK VIRTUAL AND 3D TOUR' Welcome to Encore, where luxury meets convenience! This beautifully designed 2-bedroom, 2-bathroom condo is located in the highly desirable neighborhood of Spruce Cliff, just minutes from downtown Calgary. Enjoy a short walk to Westbrook LRT Station, Westbrook Mall, 17th Ave, and a wealth of amenities, including schools, parks, the Bow River pathway, and Shaganappi Golf Course. Step inside to experience one of the best layouts in the building, featuring 9-ft high ceilings that create a bright and open atmosphere. The spacious kitchen is equipped with granite countertops, and the unit boasts luxury laminate flooring and a cozy gas fireplace. Both the living room and bedrooms offer stunning views of the swimming pool, adding to the charm of this exceptional home. Indulge in top-tier building amenities, including an indoor swimming pool, hot tub, games room, fully equipped fitness center, guest suite, library, Jacuzzi, and more. This unit also includes titled heated underground parking, assigned storage, and in-suite laundry for ultimate convenience. Don't miss your chance to own one of the most luxurious condos in town! Schedule your private viewing today!