



**GRASSROOTS**  
REALTY GROUP

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2005, 77 Spruce Place SW  
Calgary, Alberta

MLS # A2243634



**\$410,000**

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	929 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 762
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Garage control (s)

Welcome to this spacious and beautifully 2 Bedroom 2 Bath condo, with sweeping views of the mountains and city skyline, perfectly located in desirable community of Spruce Cliff. This unit features two bedrooms, 2 baths, including a large primary suite with a walk-in closet and 4-piece ensuite. The kitchen is designed for both function and style, complete with rich wood cabinetry, granite countertops, and a central island—perfect for entertaining or casual dining. Flooring throughout includes a combination of plank laminate and cozy carpet. Other notable features include in-suite laundry and central air. Enjoy resort-style living with access to premium building amenities including an indoor swimming pool, hot tub, games room, fully equipped fitness center, and a multi-purpose room for gatherings. The building is meticulously maintained with 24/7 on-site security for your peace of mind. This unit comes with storage lockers and a titled heated underground parking stall. As a bonus visitors also have the convenience of underground guest parking. All of this located just minutes from downtown, Edworthy Park, Shaganappi golf course and a short walk to the C-Train, shops, and countless other amenities. Don't miss the opportunity to live in one of Calgary's most sought-after communities!