

1-833-477-6687 aloha@grassrootsrealty.ca

## 2005, 77 Spruce Place SW Calgary, Alberta

MLS # A2243634



\$325,000

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

**Heating:** Water: Boiler, Central Floors: Sewer: Carpet, Laminate Roof: Condo Fee: \$ 762 **Basement:** LLD: Exterior: Zoning: Concrete, Metal Siding DC Foundation: **Utilities:** 

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: Garage control (s) Barbeque

OPEN HOUSE SATURDAY NOV 8 3 PM TO 5 PM. Welcome to this spacious and beautifully 2 bedroom 2 bath, Virtual Staged 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!