

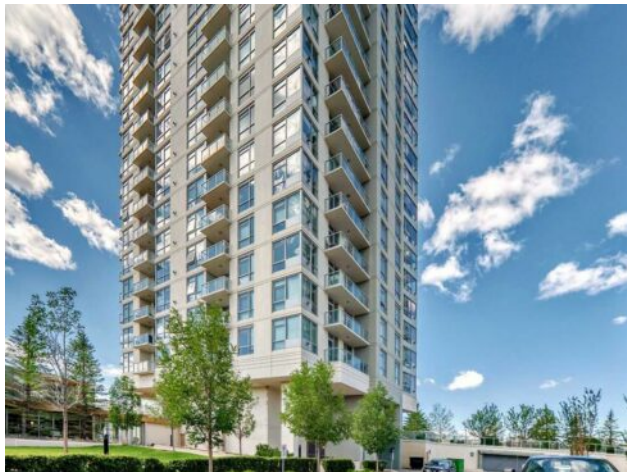


GRASSROOTS
REALTY GROUP

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**2202, 77 Spruce Place SW
Calgary, Alberta**

MLS # A2247870



\$399,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, No Animal Home, No Smoking Home		

Inclusions:	na
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****Stunning 22nd Floor Condo – 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, cafés, 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.