



GRASSROOTS
REALTY GROUP

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2404, 77 Spruce Place SW
Calgary, Alberta

MLS # A2260065



\$509,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,232 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,200
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		
Inclusions:	None		

This stylish loft-inspired sub-penthouse rises high above the city on the 24th and 25th floors, offering two bedrooms, 2.5 bathrooms, and a dramatic airy loft with sleek glass railings overlooking the main level. Floor-to-ceiling windows frame sunny western views of the majestic Canadian Rockies, while an oversized balcony creates the perfect outdoor retreat—ideal for a full patio set or lounge seating to soak in Calgary’s spectacular sunsets. Inside, the open-concept design pairs warmth and sophistication. The maple kitchen features granite countertops and a breakfast island, opening seamlessly to the living and dining spaces below the soaring loft. Plush carpeting, imported tile, designer laminate hardwood, and a striking open staircase give this home a unique personality and modern edge. This sub-penthouse also includes two titled underground parking stalls, a storage locker, and in-suite laundry—making everyday life both stylish and convenient. At Encore, the lifestyle is second to none. Enjoy an indoor heated pool, a fully equipped fitness centre with sunrise views over downtown, and a vibrant social lounge designed for entertaining. All of this is perfectly located just steps from shops, services, and the LRT for a quick commute downtown. This is your chance to claim a rare loft-style sub-penthouse with character, convenience, and breathtaking views—the high point of Calgary living.