



**2102, 77 Spruce Place SW
Calgary, Alberta**

MLS # A2279115



\$374,900

Division: Spruce Cliff

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 896 sq.ft. **Age:** 2008 (18 yrs old)

Beds: 2 **Baths:** 2

Garage: Underground

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: Kitchen Island, Open Floorplan

Inclusions: N/A

Welcome to Encore at Spruce Cliff. This well-appointed 2-bedroom, 2-bathroom condo is situated on the 21st floor, offering beautiful unobstructed views and abundant natural light through its expansive windows. The open-concept layout is both functional and inviting, featuring a cozy fireplace in the living room and seamless access to a private balcony—perfect for relaxing or entertaining. Residents enjoy exceptional amenities including an indoor swimming pool, hot tub, fitness centre, and games room. The unit includes one underground parking stall and a dedicated storage locker for added convenience. Ideally located just minutes from downtown Calgary, Westbrook C-Train Station, and Westbrook Mall, this home offers outstanding connectivity and lifestyle convenience. Whether you're a first-time buyer or an investor seeking stable rental income, this is a fantastic opportunity. Don't miss out—schedule your private showing today.