



GRASSROOTS
REALTY GROUP

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**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
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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.