



**1506, 77 Spruce Place SW
Calgary, Alberta**

MLS # A2151233



\$409,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	900 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 705
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

ASSUMABLE MORTGAGE 1.89% until February 2027 OPTION- ASK AGENT FOR DETAILS~Welcome to Encore~ centrally located 10 minutes to downtown, a quick escape to the mountains, and accessible to all major arteries. This sought after complex is rich in amenities ; a resort like pool (indoor) & hot tub, a fully outfitted gym, games room, and a party room. Steps to shopping, dining, coffee shops and the LRT- this location is unbeatable. This 15TH floor CORNER unit has expansive windows allowing for endless natural light and breathtaking northwest views. This building has CENTRAL AC for these hot summer days. You'll be impressed by the functionality of the space offering 2 bedrooms (one could be used as a private home office) and 2 full bathrooms. This beauty has been dressed with designer finishes throughout including hardwood floors, espresso cabinetry and granite counters. The spacious kitchen has a great amount of counter space and cabinetry highlighted with a central island. The open concept design connects the kitchen with the living and dining area seamlessly allowing you to enjoy the views from every room. If you prefer to use the island for dining, you can use the flex area for an open office space. Freshly Painted, In-suite laundry, TITLED underground parking, and a storage unit are a few additional features this amazing unit has to offer. Available for quick possession - this one is a must see!