



2301, 77 Spruce Place SW
Calgary, Alberta

MLS # A2153145



\$435,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	971 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 784
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: none

Discover this stunning modern condo in the prestigious Spruce Cliff area, surrounded by golf courses, ravines, mountain views, walkways, and river trails. This exquisite unit features 2 bedrooms, 2 bathrooms, 2 balconies, a storage locker, and titled underground parking, including visitor spaces. With over 971 square feet of stylish living space, the large, welcoming entrance opens to an open floor plan. The dream kitchen, equipped with black appliances and granite countertops, flows seamlessly into the dining and living rooms, where a cozy corner fireplace and a beautiful balcony await. Enjoy breathtaking sunrise views from balcony while sipping your morning coffee and golf course view with whole city view as well. The primary bedroom boasts a luxurious 4-piece en-suite, and a spacious walk-through closet. The second bedroom is equally spacious, with stunning views from every room. Central air conditioning and in-suite laundry add convenience to this beautiful home. Forget the gym membership—this complex offers a private gym, an indoor pool, and a hot tub with security. Located close to transit, golf, shopping, and downtown, this condo is a must-see!