



**601, 77 Spruce Place SW  
Calgary, Alberta**

**MLS # A2202864**



**\$405,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, See Remarks, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 842
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Walk-In Closet(s)

**Inclusions:** TV mount and tv on the 2nd bedroom.

This beautifully renovated 2-bedroom, 2-bathroom, condo offers breathtaking views of downtown Calgary and the golf course. The bedrooms are thoughtfully positioned at opposite ends of the unit for maximum privacy, with the master suite featuring a luxurious ensuite bathroom. Experience the magic of stunning city views, where the lights twinkle at night, and you can watch spectacular fireworks light up the sky during Stampede. The open-concept layout features a modern kitchen with stainless steel appliances, a large island, and a spacious living area—perfect for entertaining. Step out onto the balcony to fully embrace the incredible scenery. TWO TITLE UNDERGROUND PARKINGS STALLS provide convenience and peace of mind. Enjoy resort-style amenities, including an indoor pool, gym, party room, and 24/7 security. Plus, take advantage of the short walking distance to bike paths, perfect for outdoor enthusiasts. Just minutes from downtown and a short walk to the C-train, this condo offers the perfect blend of luxury, convenience, and location. Book your showing today!