

# \$399,000 - 406, 77 Spruce Place Sw, Calgary

MLS® #A2195611

**\$399,000**

2 Bedroom, 2.00 Bathroom, 909 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

"LOCATION, LOCATION, LOCATION"  
'PLEASE CHECK VIRTUAL AND 3D TOUR'  
Welcome to Encore, where luxury meets convenience! This beautifully designed 2-bedroom, 2-bathroom condo is located in the highly desirable neighborhood of Spruce Cliff, just minutes from downtown Calgary. Enjoy a short walk to Westbrook LRT Station, Westbrook Mall, 17th Ave, and a wealth of amenities, including schools, parks, the Bow River pathway, and Shaganappi Golf Course. Step inside to experience one of the best layouts in the building, featuring 9-ft high ceilings that create a bright and open atmosphere. The spacious kitchen is equipped with granite countertops, and the unit boasts luxury laminate flooring and a cozy gas fireplace. Both the living room and bedrooms offer stunning views of the swimming pool, adding to the charm of this exceptional home. Indulge in top-tier building amenities, including an indoor swimming pool, hot tub, games room, fully equipped fitness center, guest suite, library, Jacuzzi, and more. This unit also includes titled heated underground parking, assigned storage, and in-suite laundry for ultimate convenience. Don't miss your chance to own one of the most luxurious condos in town! Schedule your private viewing today!

Built in 2008



## Essential Information

MLS® #	A2195611
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

## Community Information

Address	406, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X6

## Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Playground, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Titled, Underground

## Interior

Interior Features	Elevator
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

# of Stories 26

## Exterior

Exterior Features Balcony, Lighting, Playground  
Courtyard

Construction Concrete, Metal Siding

## Additional Information

Date Listed February 20th, 2025

Days on Market 22

Zoning DC

## Listing Details

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

