

\$399,900 - 1707, 77 Spruce Place Sw, Calgary

MLS® #A2110456

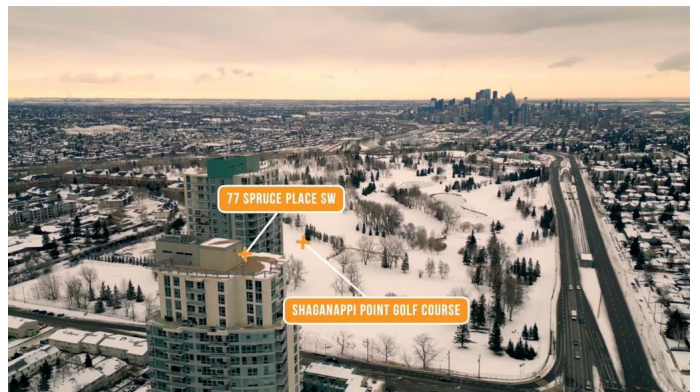
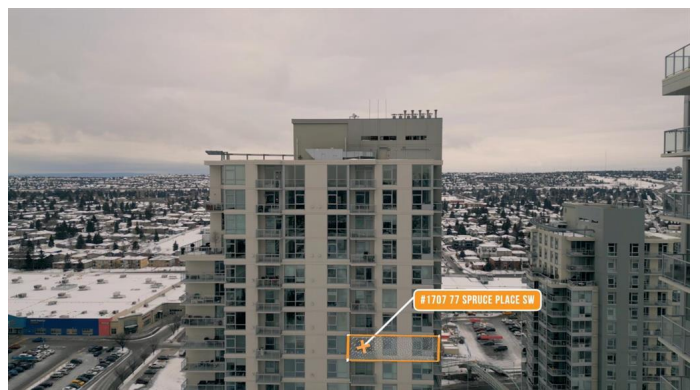
\$399,900

2 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Watch the video Amazing high rise condo living at its best! Gorgeous downtown and city views. Welcome to unit 1707 located in the popular Westgate Park offering a world full of amenities. This beautiful bright and sunny CORNER UNIT condo featuring OVER 1000 SQFT of living space includes 2 BEDROOMS + 2 BATHROOMS + 1 TITLED PARKING SPOT + STORAGE LOCKER. Bright and sunny living room with floor to ceiling windows, and a gas fire place to keep you warm and cozy in the winters. The attached balcony to the living room offers great views of the city. Adjacent to the living room is the flex area which can be used as a dining area or a work from home station. Beautiful kitchen with pot lights, granite counter tops, centre island, and plenty of cabinet space for your storage. The master bedroom is a retreat in itself, offering its own private balcony with breathtaking downtown views and a luxurious 4-piece ensuite bathroom. Wake up to the sight of the sun rising over the city skyline and the majestic mountains in the distance. The second bedroom is generously sized and is complemented by a shared second bathroom and convenient in-unit stacked laundry. Westgate Park is not just a residence; it's a lifestyle. Residents have access to an array of amenities, including a full-length pool, hot tub, recreation/games room, and a sunny fitness center. With on-site security, you can enjoy peace of mind while indulging in the vibrant energy of downtown living. Situated just



minutes away from Downtown, Shaganappi Golf Course, Westbrook Mall, and 17th Ave, you'll never run out of dining, shopping, and entertainment options. Plus, the proximity to the C-Train makes commuting a breeze. Don't miss out on the opportunity to experience the epitome of urban living. Embrace the dynamic lifestyle that awaits you at Westgate Park.

Built in 2008

Essential Information

MLS® #	A2110456
Price	\$399,900
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1707, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3X6

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Recreation Room, Sauna, Spa/Hot Tub
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	27

Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete

Additional Information

Date Listed	February 26th, 2024
Date Sold	March 7th, 2024
Days on Market	10
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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