

# \$385,000 - 802, 77 Spruce Place Sw, Calgary

MLS® #A2111486

**\$385,000**

2 Bedroom, 2.00 Bathroom, 885 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this exquisite 2-bedroom, 2-bathroom condo nestled within the esteemed Encore Building, offering awe-inspiring views of Downtown Calgary. The open-concept layout presents a generously sized kitchen adorned with sleek black appliances and sophisticated granite countertops. Indulge in panoramic views of the city skyline while nestling beside the corner fireplace in the large and spacious living room while basking in the abundance of natural light cascading through the expansive floor-to-ceiling windows or enjoy the evening skyline from the large & private balcony. Two well-proportioned bedrooms offer ample accommodation, with the primary bedroom featuring a walk-in closet and ensuite bathroom. Completing this suite is an additional 4-piece bathroom and laundry space. This building boasts an array of amenities, including a fitness room, indoor pool, TITLED underground parking, and additional storage. Situated in a prime location within walking distance to the LRT, shopping, library, restaurants, and more, and just minutes away from downtown, river pathways, Shaganappi golf course, MRU, and UofC, seize the opportunity to own this remarkable property today.

Built in 2008

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2111486    |
| Price          | \$385,000   |
| Sold Price     | \$391,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 885         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 802, 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, Pool, Recreation Facilities, Recreation Room, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                                       |
| Parking        | Guest, Heated Garage, Stall, Titled, Underground                                                                                                                        |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                           |
| Heating           | Ceiling, Central                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                                                                            |
| # of Stories      | 26                                                                                                                                                                          |

**Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Concrete, Stucco   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 8th, 2024  |
| Date Sold      | March 15th, 2024 |
| Days on Market | 7                |
| Zoning         | DC (pre 1P2007)  |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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