\$395,000 - 2203, 77 Spruce Place Sw, Calgary

MLS® #A2115050

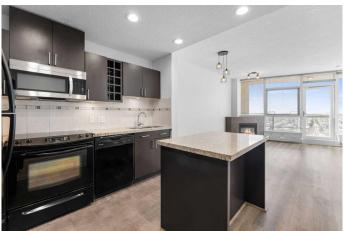
\$395,000

2 Bedroom, 2.00 Bathroom, 846 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Step into this meticulously renovated 2-bed, 2-bath condo located on the 22nd floor of the esteemed Encore Building, offering unparalleled views of both Downtown Calgary and the Rocky Mountains from its south-facing balcony. The open-concept layout boasts a generously sized kitchen adorned with sleek black appliances, sophisticated granite countertops, and newly installed flooring throughout. Relax in the large living room beside the corner fireplace, enveloped in natural light pouring through floor-to-ceiling windows, or step out onto the expansive private balcony to soak in the sun during summer BBQs and catch stunning evening sunsets over the mountains. Both well-proportioned bedrooms offer ample accommodation, with the primary bedroom featuring a renovated 4-piece bathroom. Residents enjoy access to a plethora of amenities including a fitness room, indoor pool, and lounge, as well as titled underground parking with heated secured parking for guests and storage lockers. Situated in a prime location within walking distance to the LRT, shopping, restaurants, downtown, and more, and just minutes away from golf courses and universities, this remarkable property presents an exceptional opportunity for luxurious urban living.







Built in 2008

Essential Information

MLS® # A2115050
Price \$395,000
Sold Price \$395,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 846
Acres 0.00
Year Built 2008

Type Residential
Sub-Type Apartment
Style High-Rise (5+)

Status Sold

Community Information

Address 2203, 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, Park, Recreation Room,

Secured Parking, Spa/Hot Tub, Storage, Visitor Parking

Parking Spaces 1

Parking Underground

Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Oven, Garage Control(s), Microwave, Microwave

Hood Fan, Refrigerator, Washer/Dryer

Heating Baseboard, Hot Water

26

Cooling Central Air

Fireplace Yes
of Fireplaces 1
Fireplaces Gas

Exterior

of Stories

Exterior Features Courtyard, Garden, Playground

Roof Tar/Gravel

Construction Concrete, Stone, Stucco

Additional Information

Date Listed March 28th, 2024

Date Sold April 20th, 2024

Days on Market 23

Zoning DC (pre 1P2007)

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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