

\$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
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	26

Exterior

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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