

\$374,900 - 306, 77 Spruce Place Sw, Calgary

MLS® #A2145763

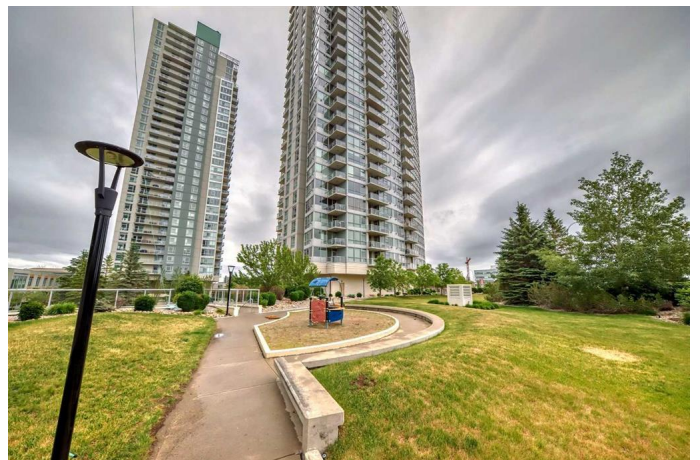
\$374,900

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this wonderful 909 sq ft two bedroom condo in a very established association with all the best amenities. Enjoy the comfort of secure underground heated parking, massive lap swimming pool, heated jacuzzi, state of the art weight and fitness room, games room complete with billiards, table tennis, multi purpose rooms, all accessible by a +15 walkway system. Ample visitor parking, locked bike storage, well manicured grounds and with 24 hour onsite security. Located just steps to Bow Trail C-Train station (close to downtown), Westbrook Mall (Safeway and Walmart), Shaganappi Golf Course, short walk to trendy 17th Ave's restaurants and coffee shops, and all kinds of bike pathway systems along Edworthy Park, and transportation routes. The interior of this condo has two spacious bedrooms, large kitchen with breakfast bar island, granite countertops, stainless steel appliances, stylish cabinets and ceramic tile backsplash. High ceilings with full height windows so natural daylight is everywhere. Cozy gas fireplace finishes off the large living room. Primary suite offers large walk-in closet and full ensuite bath. Second bedroom can be your flex room for a great home office or anything you require. In-suite laundry with brand new washer, dryer and built in dishwasher. Balcony is large enough for some furniture, has nice views and includes a gas-line for your BBQ. Additional storage locker is located on parking level 2. Fantastic



layout with two full baths, in-suite laundry, two bedrooms, heated parking, the best of all amenities, inner city location - come and have it all!

Built in 2008

Essential Information

MLS® #	A2145763
Price	\$374,900
Sold Price	\$370,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X6

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings,
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	Kitchen Island, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	26

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Lot Description	See Remarks
Construction	Concrete

Additional Information

Date Listed	July 1st, 2024
Date Sold	October 9th, 2024
Days on Market	100
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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