

\$409,900 - 1506, 77 Spruce Place Sw, Calgary

MLS® #A2151233

\$409,900

2 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

ASSUMABLE MORTGAGE 1.89% until February 2027 OPTION- ASK AGENT FOR DETAILS~Welcome to Encore~ centrally located 10 minutes to downtown, a quick escape to the mountains, and accessible to all major arteries. This sought after complex is rich in amenities ; a resort like pool (indoor) & hot tub, a fully outfitted gym, games room, and a party room. Steps to shopping, dining, coffee shops and the LRT- this location is unbeatable. This 15TH floor CORNER unit has expansive windows allowing for endless natural light and breathtaking northwest views. This building has CENTRAL AC for these hot summer days. You'll be impressed by the functionality of the space offering 2 bedrooms (one could be used as a private home office) and 2 full bathrooms. This beauty has been dressed with designer finishes throughout including hardwood floors, espresso cabinetry and granite counters. The spacious kitchen has a great amount of counter space and cabinetry highlighted with a central island. The open concept design connects the kitchen with the living and dining area seamlessly allowing you to enjoy the views from every room. If you prefer to use the island for dining, you can use the flex area for an open office space. Freshly Painted, In-suite laundry, TITLED underground parking, and a storage unit are a few additional features this amazing unit has to offer. Available for quick possession - this one is a must see!



Built in 2008

Essential Information

MLS® #	A2151233
Price	\$409,900
Sold Price	\$398,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1506, 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, Recreation Facilities, Recreation Room
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	26

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 2nd, 2024
Days on Market	13
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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