

\$465,000 - 2401, 77 Spruce Place Sw, Calgary

MLS® #A2187704

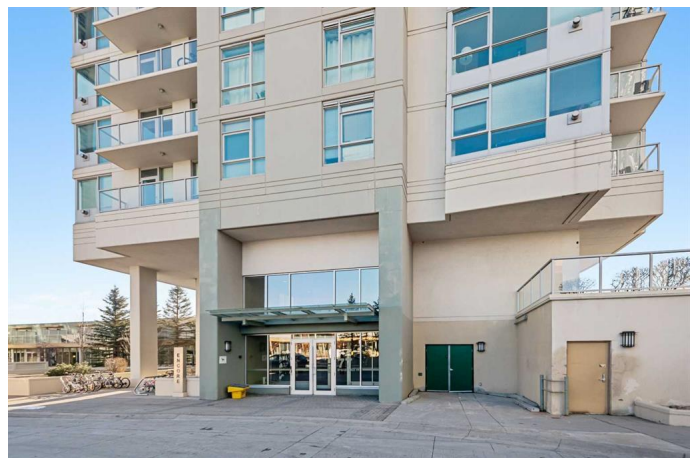
\$465,000

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

HUGE PRICE REDUCTION! Welcome to this stunning multi-level unit on the 24th floor, offering **BREATHTAKING DOWNTOWN AND GOLF COURSE VIEWS!** Just steps away from the scenic golf course, the C-train station. Westbrook Mall, the unit combines luxury living with ultimate convenience! The living room features 19'™6"• **HEIGHT SOARING CEILING**, creating an airy, open ambiance. This 2 bedroom & 2 full bath home boasts granite countertops in the kitchen and bathrooms vanities, as well as updated carpet and laminate plank flooring. The open floor plan seamlessly connects the living room and kitchen, perfect for entertaining and relaxing. The upstairs boasts a large bonus room for family recreational use. The spacious primary bedroom features large windows, a walk-in closet and a 4-pc ensuite, and **A BALCONY FACING GOLF COURSE AND DOWNTOWN.** The second bedroom offers versatility, ideal as a guest room or home office. Additional highlights include **CENTRAL AIR CONDITIONING, IN-SUITE LAUNDRY, a TITLED & HEATED UNDERGROUND PARKING STALL**, and an assigned storage locker. The very well-maintained complex provides 24/7 **SECURITY** and premium amenities, including an indoor swimming pool, hot tub, fitness center, recreational room with Ping Pong table and pool table, multi-purpose room. Conveniently located just 5 minutes driving from Downtown and Edworthy Park, and 10 minutes walk to Douglas Fir Trail



overlooking Bow River. Unbeatable value in this price range - Don't miss the opportunity!

Built in 2008

Essential Information

MLS® #	A2187704
Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	2401, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3X6

Amenities

Amenities	Fitness Center, Indoor Pool, Recreation Room, Spa/Hot Tub, Visitor Parking
Parking Spaces	1
Parking	Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	25

Exterior

Exterior Features	BBQ gas line
Construction	Concrete

Additional Information

Date Listed	January 21st, 2025
Days on Market	62
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.