# \$499,900 - 2401, 77 Spruce Place Sw, Calgary

MLS® #A2187704

# \$499,900

2 Bedroom, 2.00 Bathroom, 1,121 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

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 Pang 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 \$499,900

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, Spa/Hot Tub, Visitor Parking, Indoor Pool, Recreation

Room

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

Fireplaces Gas, Living Room

1

# of Stories 25

# **Exterior**

Exterior Features BBQ gas line

Construction Concrete

### **Additional Information**

Date Listed January 21st, 2025

Days on Market 51
Zoning DC

# **Listing Details**

Listing Office CIR Realty

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