

# \$389,900 - 1804, 77 Spruce Place Sw, Calgary

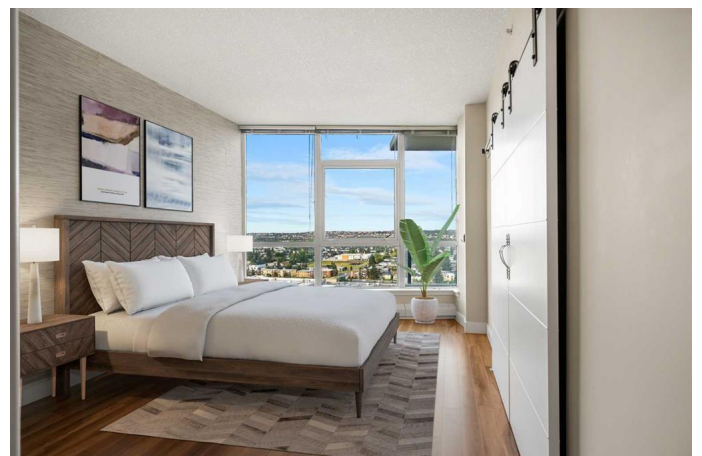
MLS® #A2197310

**\$389,900**

2 Bedroom, 2.00 Bathroom, 785 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Are you looking for the perfect 2 bedroom, 2 bathroom condominium with all the amenities you could ever dream of? Look no further than this incredible property located steps from Shaganappi Golf Course and Westbrook Mall and public library. Not only does this property come with TWO INDOOR TITLED PARKING stalls and a storage locker, but it also boasts panoramic MOUNTAIN VIEWS that are truly breathtaking. This upgraded unit is spacious and bright with floor to ceiling windows, air conditioning, and modern laminate flooring. The kitchen offers plenty of cupboard space, undercounter lighting, granite, SS appliances and a breakfast island. The rooms are a good size and there is the convenience of in unit laundry. The location of the complex is unbeatable, with the LRT train station steps away, providing easy access to downtown (minutes), also quick access for getaways to the mountains. In addition to its prime location, this complex offers high security with cameras as well as 24 hour security on site. You can rest easy knowing that your home is safe and secure at all times. The amenities don't stop there. This complex also features an indoor swimming pool, hot tub, gym, and a recreation room with a kitchen, perfect for hosting gatherings with friends and family. Whether you are looking to relax by the pool, hot tub, or stay active in the gym, this property has something for everyone. Make an appointment to view today!



Built in 2006

## Essential Information

MLS® #	A2197310
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	785
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

## Community Information

Address	1804, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X6

## Amenities

Amenities	Elevator(s), Fitness Center, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Dog Park, Golf Course, Indoor Pool, Party Room
Parking Spaces	2
Parking	Underground
Has Pool	Yes

## Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	25

### **Exterior**

Exterior Features	Balcony, Courtyard, Playground
Construction	Concrete, Metal Siding

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	17
Zoning	DC

### **Listing Details**

Listing Office	MaxWell Capital Realty
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