

# \$449,900 - 1401, 77 Spruce Place Sw, Calgary

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MLS® #A2232585

## \$449,900

2 Bedroom, 2.00 Bathroom, 1,026 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Over 1,000 sq ft 2-bedroom, 2-bathroom condo in a concrete high-rise with panoramic east-facing views of downtown Calgary and the Shaganappi Golf Course below! This large unit features an open-concept layout with floor-to-ceiling windows, custom high end blinds, gas fireplace in the living room, and generous room sizes throughout. The huge primary bedroom includes a private 4-piece ensuite and walk in closet. The secondary bedroom is well-suited for guests or a home office with a view! Additional features include in-suite laundry (new Nov 2024), titled underground parking stall, and a secure storage locker. The building offers 24-hour security and resident amenities such as an indoor pool, hot tub, fitness centre, games room, and party room. Walking distance to Westbrook LRT, shopping, restaurants, Shaganappi Point Golf Course, and just minutes to downtown. Call today for your private viewing!



Built in 2008

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232585  |
| Price          | \$449,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,026     |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2008              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1401, 77 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C3X6                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Bicycle Storage, Clubhouse, Indoor Pool, Park, Party Room, Area, Spa/Hot Tub |
|-----------|--|

|                |   |
|----------------|---|
| Parking Spaces | 1 |
|----------------|---|

|         |                      |
|---------|----------------------|
| Parking | Parkade, Underground |
|---------|----------------------|

|              |   |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Granite Counters, Open Floor Plan |
|-------------------|-----------------------------------|

|            |  |
|------------|--|
| Appliances | Central Air Conditioner, Dishwasher, Hood Fan, Refrigerator, Washer, Range, Disposal |
|------------|--|

|         |                     |
|---------|---------------------|
| Heating | Natural Gas, Boiler |
|---------|---------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |     |
|------------|-----|
| Fireplaces | Gas |
|------------|-----|

|              |    |
|--------------|----|
| # of Stories | 26 |
|--------------|----|

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
|-------------------|--------------------|

|              |                  |
|--------------|------------------|
| Construction | Concrete, Stucco |
|--------------|------------------|

### Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 18              |
| Zoning         | DC (pre 1P2007) |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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