

# \$449,900 - 2401, 77 Spruce Place Sw, Calgary

MLS® #A2220995

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Stunning Multi-Level Condo on the 24th Floor with Spectacular Downtown & Golf Course Views! Situated just steps from Shaganappi Point Golf Course, the C-Train station, and Westbrook Mall, this exceptional multi-level unit offers the perfect balance of luxury style, comfort, and unbeatable location.

Soaring 19'6" ceilings in the living room create an expansive, light-filled atmosphere, enhancing the home's open and inviting feel. With 2 bedrooms and 2 full bathrooms, this residence features granite countertops in both the kitchen and vanities, along with modern laminate plank flooring and updated carpet. The thoughtfully designed layout includes a seamless flow between the living room and kitchen—ideal for hosting guests or unwinding at the end of the day. Upstairs, a generous bonus room provides versatile space for family activities, media, or a home office. The spacious primary suite impresses with large windows, a walk-in closet, a 4-piece ensuite, and a private balcony with breathtaking views of downtown and the golf course. The second bedroom offers flexibility for guests, a workspace, or a cozy den.

Notable features include:

- Central air conditioning
- In-suite laundry
- Titled, heated underground parking stall
- Assigned storage locker

Enjoy resort-style amenities in this meticulously maintained building, including:

- 24/7 security



• Indoor pool and hot tub  
• Fitness center  
• Recreation room with ping pong and pool tables  
• Multi-purpose room for events or gatherings  
Located just 5 minutes from Downtown and Edworthy Park, and a 10-minute walk to the scenic Douglas Fir Trail along the Bow River, this rare gem offers exceptional value and a lifestyle to match.  
Opportunities like this don't come often—book your viewing today!

Built in 2008

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | A2220995         |
| Price          | \$449,900        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 2                |
| Square Footage | 1,121            |
| Acres          | 0.00             |
| Year Built     | 2008             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| 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, Recreation Room, Visitor Parking, Indoor Pool, Spa/Hot |
|-----------|------------------------------------------------------------------------|

|                |             |
|----------------|-------------|
|                | Tub         |
| 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    | May 16th, 2025 |
| Days on Market | 31             |
| Zoning         | DC             |

### Listing Details

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

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