# \$439,900 - 1401, 77 Spruce Place Sw, Calgary

MLS® #A2232585

#### \$439,900

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	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,026

Acres	0.00
Year Built	2008
Туре	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

1

1

Visitor Parking, Pool

Parkade, Underground

Granite Counters, Open Floo

Control(s), Microwave Hood

Coverings, Disposal **Boiler**, Natural Gas

#### Amenities

Amenities

**Parking Spaces** Parking # of Garages

#### Interior

**Interior Features** 

Appliances

Heating

Cooling Fireplace # of Fireplaces

Fireplaces

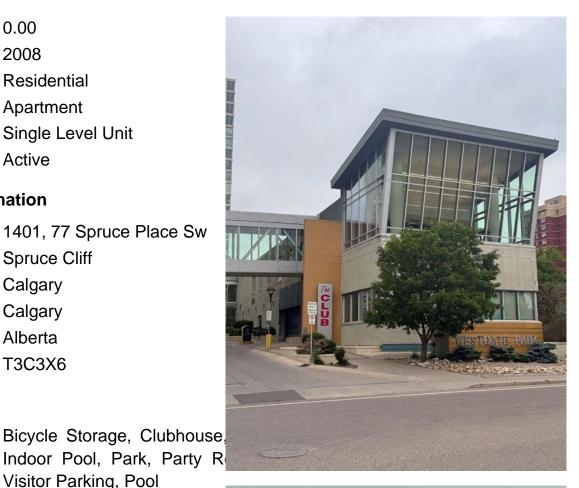
# of Stories

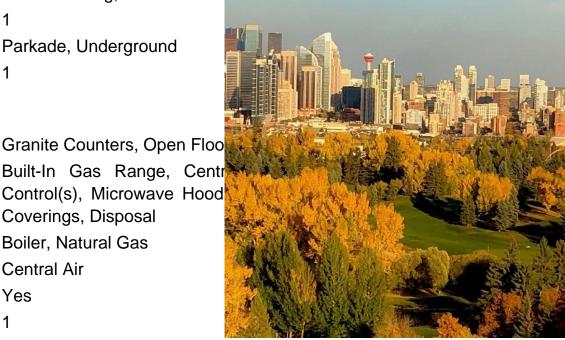
**Central Air** Yes 1 Gas 26

# **Exterior**

Exterior Features	Balcony, Courtyard
Construction	Concrete, Stucco

# **Additional Information**





Date Listed	June 18th, 2025
Days on Market	24
Zoning	DC (pre 1P2007)

## **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.