

807, 77 Spruce Place SW
Calgary, Alberta

MLS # A2203102



\$429,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,027 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Hardwood, Tile

Roof: Tar/Gravel

Basement: -

Exterior: Concrete

Foundation: -

Features: Chandelier, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 841

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

Unbeatable Location with Breathtaking Downtown Views! Experience luxury living in Encore, where stunning panoramic city views greet you from the living room, both bedrooms and two private balconies. This spacious, beautifully maintained unit boasts espresso-stained cabinetry, granite countertops in the kitchen and bathrooms, brand-new stainless steel appliances, and upgraded hardwood floors. Central A/C ensures year-round comfort, while the two generous bedrooms plus a den provide ample space for work and relaxation. Ideally located just steps from the C-Train station and Westbrook Mall (featuring Walmart and Safeway), this prime spot offers effortless access to downtown and a quick getaway to the mountains. Enjoy top-tier amenities, including a large indoor pool, hot tub, fully equipped gym, games room, and on-site caretakers. With full-time security, titled underground parking, and a storage locker, convenience and peace of mind come standard. Surrounded by river pathways, Shaganappi Golf Course, and city conveniences, this is urban living at its finest. Don't miss this opportunity—schedule your private viewing today!