



**GRASSROOTS**  
REALTY GROUP

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707, 77 Spruce Place SW  
Calgary, Alberta

MLS # A2305417



**\$392,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 842
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

**Inclusions:** N/A

Experience elevated urban living in this beautifully updated 2-bedroom, 2-bath corner unit in the sought-after Spruce Grove building, just steps from Shaganappi Point Golf Course. With over 1,024 sq. ft. of bright, functional space, this 7th-floor condo offers breathtaking downtown and river valley views from nearly every room—plus two private balconies for morning coffee or relaxing evenings with a view. Natural light pours through the expansive windows in this Southwest-facing corner unit, enhancing the open-concept layout. The kitchen features newly upgraded cabinetry, durable granite countertops, and a sleek electric range, ideal for everyday cooking. The primary bedroom offers a peaceful retreat with a walk-through closet and full ensuite, while the second bedroom is positioned near a stylish 3-piece bathroom—perfect for guests or a home office setup. Additional features include in-suite laundry, a separate storage locker, and a titled underground parking stall very close to the elevator for ultimate convenience. Residents enjoy exclusive access to fantastic amenities, including a large indoor pool, hot tub, fitness centre, and a vibrant social lounge with games and entertainment space. Located directly across from the Westbrook LRT, and just minutes to Bow River pathways, Edworthy Park, shopping, restaurants, and downtown, this home combines lifestyle and location in one of Calgary’s most convenient communities. Book your private showing today and see what makes this corner unit so special!