



**GRASSROOTS**  
REALTY GROUP

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1607, 77 Spruce Place SW  
Calgary, Alberta

MLS # A2306947



**\$364,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Experience elevated condo living in one of Spruce Cliff's best-value corner units, offering over 1,015 sq. ft. of thoughtfully designed living space, two private balconies, unobstructed downtown and golf course views, and a 16th-floor vantage point that truly sets this home apart. Wrapped in floor-to-ceiling windows, this bright and spacious corner unit captures natural light throughout the day while showcasing incredible views from nearly every angle. The open-concept layout offers an impressive sense of scale and flexibility, with a generous living area anchored by a cozy corner gas fireplace—perfect for quiet evenings at home or hosting friends with the city lights as your backdrop. The kitchen is both stylish and functional, featuring timeless white cabinetry, granite countertops, stainless steel appliances, and a central island that connects seamlessly to the dining and living areas. Whether you're preparing dinner, entertaining, or enjoying a casual morning coffee, the layout feels comfortable, connected, and practical. The primary suite offers a private retreat with a walk-through closet and its own ensuite, while the second bedroom and additional full bathroom provide excellent versatility for guests, a roommate, a home office, or a growing family. A dedicated den/flex space adds even more functionality, giving you the option for a work-from-home setup, reading area, or extra storage. Central air conditioning, in-suite laundry, and thoughtful storage throughout add to the everyday comfort. One of the standout features of this home is the outdoor space. With two private balconies, you have multiple places to take in sunrise skies, downtown lights, and seasonal golf course views—an experience few units can offer at this price point. Located in the sought-after Encore concrete high-rise, residents enjoy a full collection of resort-style amenities,

including an indoor pool, hot tub, fitness centre, games room, social lounge, and 24-hour on-site security. A titled underground heated parking stall and assigned storage locker are also included. The location is hard to beat. Westbrook Mall is connected by skywalk, giving you easy access to Walmart, Safeway, and everyday services right outside your doorstep. The Westbrook LRT station, major bus routes, and public library are just steps away, while the Bow River pathway system, Edworthy Park, and Douglas Fir Trail are only minutes from your door. With quick access to Bow Trail and Sarcee Trail, getting downtown, across the city, or out toward the mountains is simple. Quiet concrete construction, incredible walkability, strong amenities, two balconies, outstanding views, and one of the largest floor plans in the building come together to create a condo that delivers exceptional value in one of Calgary's most connected inner-city locations. For buyers looking for space, elevation, views, and convenience, this is a unit that stands out for all the right reasons.