



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1103, 77 Spruce Place SW
Calgary, Alberta

MLS # A2316446



\$339,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: Planter on balcony

Welcome to Encore! This beautifully updated 2-bedroom, 2-bathroom southwest-facing unit offers unobstructed panoramic views and an impressive sense of space the moment you walk through the door. You're greeted by 9' ceilings and a bright, open layout that feels both modern and inviting. The kitchen has been tastefully upgraded with newly refaced cabinets, contrasting lower cabinetry, granite countertops, a stunning new backsplash, full stainless steel appliances including an induction stove, an island for added prep space, and refreshed lighting that elevates the entire space. The expansive living room features a cozy corner gas fireplace and direct access to your private balcony—perfect for enjoying Calgary's sweeping SW landscape. The primary bedroom showcases floor-to-ceiling windows and a well-appointed 4-piece ensuite. The second bedroom (or ideal home office) is wrapped in windows, offering incredible natural light and breathtaking views. Additional features include in-suite laundry. As a resident, you'll enjoy premium amenities, including a fully equipped fitness centre (new equipment to be added soon!), a lap pool, a hot tub, and a welcoming social lounge. Added conveniences include a titled underground parking stall and a separate storage locker. Ideally situated just a short walk from shops, daily services, Shaganappi Point Golf Course, and the West LRT—and only a quick commute to downtown—this location offers exceptional accessibility. This home has been professionally cleaned and shows a perfect 10—truly move-in ready.