



GRASSROOTS
REALTY GROUP

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1407, 77 Spruce Place SW
Calgary, Alberta

MLS # A2325372



\$379,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,018 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 842
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Cable, Cable Internet Access, Electricity, Natural Gas,
Features:	Granite Counters, Vinyl Windows		

Inclusions: None

Sought after location in Spruce Cliff. Only 5 minutes drive to down town or a few minutes walk to LRT. High level unit with magnificent view. Over 1,000 SF of living space with fireplace, in suite laundry, hardwood flooring, 2 large bedrooms and two balconies. Heated parking and assigned storage also included. Swimming pool, recreation room, fitness room, club house facility are included in the condo fee. Close to library, shopping centre, golf and bike path. Modern life style living with all amenities.