



801, 77 Spruce Place SW
Calgary, Alberta

MLS # A2327430



\$375,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	971 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Perched on the 8th floor, this beautifully updated executive condominium offers sweeping, unobstructed views of the downtown Calgary skyline and Shaganappi Golf Course. Featuring 2 bedrooms, 2 full bathrooms, and central air conditioning, this bright and stylish home has been refreshed with new luxury vinyl flooring, fresh paint throughout, updated kitchen cabinetry, and new black stainless steel appliances, making it truly move-in ready. The thoughtfully designed open-concept floor plan is filled with natural light and is perfect for both everyday living and entertaining. The kitchen features granite countertops, a designer tile backsplash, and a functional centre island that overlooks the spacious living area. A cozy gas fireplace creates a warm focal point, while the private balcony provides the perfect place to relax and enjoy the spectacular views. The spacious primary suite features a walk-in closet with built-in organizers and a private 4-piece ensuite. A generously sized second bedroom and an additional 3-piece bathroom offer flexibility for guests, family, or a home office. In-suite laundry and extra storage add everyday convenience. The home also includes a heated underground parking stall, an assigned storage locker, visitor parking, and the peace of mind of full-time building security. Residents enjoy an impressive selection of building amenities, including an indoor swimming pool, hot tub, fitness centre, and a games room complete with ping pong and pool tables. Located in the highly desirable community of Spruce Cliff, you'll enjoy quick access to downtown and be within walking distance of the Westbrook LRT Station, Westbrook Mall, the public library, restaurants, shopping, parks, and Shaganappi Golf Course. Offering an outstanding combination of modern updates, incredible views, and an unbeatable location, this home is an excellent opportunity for

professionals, first-time buyers, or investors alike.