



GRASSROOTS
REALTY GROUP

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2204, 77 Spruce Place SW
Calgary, Alberta

MLS # A2333532



\$314,888

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	796 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 642
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mount

UNOBSTRUCTED MOUNTAIN VIEWS… This beautifully maintained 2-bedroom, 2-bathroom condo offers the kind of 22nd floor views that you’ll never get tired of waking up to! Perched high above the city, you’ll enjoy sweeping, unobstructed views of West Calgary and the mountains from the comfort of your own home. And the best part? The home has been lovingly maintained, professionally cleaned and is fully move-in ready! This home offers a functional layout with two bedrooms and two full bathrooms, making it a great fit for a first-time buyer, professional couple, investor, or anyone looking for a low-maintenance home without giving up space or comfort. The primary bedroom offers the convenience of its own ensuite and completely private views (with no other buildings blocking it!!), while the second bedroom gives you plenty of flexibility for guests, a home office, or whatever your lifestyle needs. Recently updated blinds throughout add a fresh, modern touch, while the underground parking stall and underground storage locker provide the everyday convenience you’re looking for in condo living. And then there are the AMENITIES… because this complex has everything you need to make condo living feel a little more like a lifestyle! You’ll have access to a swimming pool, hot tub, fitness centre, and party room, plus additional spaces available for residents to rent when you need somewhere a little bigger to entertain. Whether you’re looking to squeeze in a workout, unwind in the hot tub, take a dip in the pool, or host a event, you have options right downstairs (AND in the winter, you don't even have to go outside, all amenities are connected through an indoor walk-way)! The location is also unmatched - with the C-train station right across the street, Wal-mart, and shopping also within walking distance, and downtown is

only a 10 minute drive away! This is the kind of home that gives you the best of both worlds… beautiful views, a well-maintained home, incredible building amenities, underground parking, and storage, all without the upkeep that comes with owning a house. If you're looking for a home where you can simply move in, settle down, and enjoy the lifestyle… this one is definitely worth seeing!