



GRASSROOTS
REALTY GROUP

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1103, 77 Spruce Place SW
Calgary, Alberta

MLS # A2335847



\$334,900

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 this beautifully updated southwest-facing 2-bedroom, 2-bathroom home, where unobstructed panoramic views and exceptional natural light create an immediate sense of space the moment you walk in. Soaring 9' ceilings and a bright, open layout set the tone for a residence that feels both modern and warmly inviting. The kitchen underwent a designer-led \$12,000 renovation in 2026, showcasing newly refaced cabinetry with striking contrasting lowers, a stunning backsplash, granite countertops, full stainless-steel appliances including an induction stove, an island for added prep, and refreshed lighting that elevates the entire aesthetic. The expansive living room features a cozy corner gas fireplace and opens directly onto your private balcony—perfect for enjoying Calgary’s sweeping southwest skyline. The primary bedroom offers floor-to-ceiling windows and a well-appointed 4-piece ensuite. The second bedroom—also ideal as a home office—is wrapped in windows, delivering exceptional natural light and breathtaking views throughout the day. Additional conveniences include in-suite laundry, a titled underground parking stall with only one neighboring stall, and a separate storage locker. Residents enjoy premium amenities: a fully equipped fitness centre, lap pool, hot tub, and a welcoming social lounge. The location is outstanding—just a short walk to shops, daily services, Shaganappi Point Golf Course, and the West LRT, with an easy commute to downtown. Professionally cleaned and showing a perfect 10, this home is truly move-in ready. Immediate possession available.