



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**77 SPRUCE Place #2303, Calgary T3C 3X9**

MLS®#: **A2119656**      Area: **Spruce Cliff**      Listing Date: **08/12/24**      List Price: **\$399,800**  
 Status: **Active**      County: **Calgary**      Change: **-\$18k, 16-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Parkade,Secured,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **816**  
 Low Sqft:  
 Ttl Sqft: **816**

DOM

**37**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Metal Siding**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 7`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 12`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`6" x 4`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`0" x 3`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`0" x 10`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 10`5"</b>
<b>3pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$705**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**

Fee Freq:  
**Monthly**

Legal Desc: **0811023**

Remarks

Pub Rmks: **Presenting this bright 2 bed, 2 bath condo with 2 TITLED PARKING STALLS & flexible possession! Perched on the 23rd floor, this gorgeous unit offers stunning south & west mountain views from the dramatic floor to ceiling windows. The foyer greets you with ceramic tile floors & double closet. The kitchen features dark cabinets, granite counters, full tile back splash, under mount lighting, flat cooktop stove & over the range microwave with a terrific eat up central island. Blending into the spacious open living room, there is a corner fireplace & a full width (23ft x 5ft) balcony to enjoy. The bedrooms offer generous space & the main 3pc bath boasts granite & full tile shower surround. The primary features a full 4pc bathroom & generous space & light. Offered in a desirable location steps from LRT transit & shopping, this luxurious condo also benefits from an amazing amenities building with a pool, hot tub, games room & gym. Ideally close to commuter routes, this offers everything for the discerning buyer or investor. 24hr on site security ensures excellent safety and building security. Flexible possession is available. Welcome home!**

Inclusions: n/a  
Property Listed By: **Sotheby's International Realty Canada**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















