

77 SPRUCE Place #1203, Calgary T3C 3X6

MLS®#: **A2151445** Area: **Spruce Cliff** Listing Date: **08/17/24** List Price: **\$384,999**
 Status: **Active** County: **Calgary** Change: **-\$15k, 07-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:

Finished Floor Area
 Abv Sqft: **816**
 Low Sqft:
 Ttl Sqft: **816**

DOM
97
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Parkade**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete,Stucco**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`2" x 7`6"	Living Room	Main	16`0" x 12`2"
Foyer	Main	8`6" x 4`0"	Laundry	Main	3`0" x 3`0"
Balcony	Main	4`9" x 23`0"	Bedroom - Primary	Main	10`10" x 15`0"
Bedroom	Main	10`5" x 13`0"	3pc Bathroom	Main	4`11" x 7`11"
4pc Ensuite bath	Main	4`11" x 7`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$666

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 0811023

Remarks

Pub Rmks: **Take a look at this charming 2-bedroom, 2-bathroom condo in Encore at Westgate Park. This impressive residence boasts numerous upgrades such as granite countertops throughout, 9-foot ceilings, and floor-to-ceiling windows offering stunning city and mountain views, and a massive balcony . This building includes a heated underground titled parking stall, a convenient storage locker, and fantastic amenities. Enjoy the indoor swimming pool and jacuzzi for relaxation after using the modern gym. Ideally located within walking distance to shops, public transport, and schools, with downtown just a quick 5-minute drive away. Don't miss the chance to make this your home today!**

Inclusions: N/A
Property Listed By: Coldwell Banker Mountain Central

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





