

**77 SPRUCE #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  
**32**  
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
<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>Balcony</b>	<b>Main</b>	<b>4`9" x 23`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 15`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 13`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`11"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`11"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

**\$666**

**Fee Simple**

**DC**

Fee Freq:

**Monthly**

Legal Desc: **0811023**

Remarks

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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**

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