



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**77 SPRUCE Place #1803, Calgary T3C 3X6**

MLS®#: **A2154374**

Area: **Spruce Cliff**

Listing Date: **07/31/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

**49**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

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

Construction: **Concrete, Stone**  
Flooring: **Carpet, Ceramic Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Granite Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`6" x 3`6"
Living Room	Main	14`0" x 12`2"
Laundry	Main	2`11" x 3`0"
4pc Ensuite bath	Main	7`11" x 4`10"

Room	Level	Dimensions
Kitchen With Eating Area	Main	10`8" x 7`8"
3pc Bathroom	Main	7`11" x 4`11"
Bedroom - Primary	Main	10`10" x 15`2"
Bedroom	Main	13`1" x 10`2"

Legal/Tax/Financial

Condo Fee:  
**\$666**

Title:  
**Fee Simple**

Zoning:  
**DC (pre 1P2007)**

Fee Freq:  
**Monthly**

Legal Desc: **0811023**

Remarks

---

Pub Rmks: **Discover this beautifully 2-bedroom, 2-bathroom condo on the 18th floor of the prestigious Encore Building, featuring breathtaking views of Downtown Calgary and the Rocky Mountains from its south and west-facing balcony. This open-concept design includes a spacious kitchen with modern black appliances and elegant granite countertops. Unwind in the large living room by the cozy corner fireplace, bathed in natural light from the floor-to-ceiling windows, or head out to the expansive private balcony to enjoy summer BBQs and admire the stunning mountain sunsets. The condo's well-sized bedrooms provide plenty of natural light as the walls are floor to ceiling windows. Residents have access to a wide range of amenities, such as a fitness room, indoor pool, and lounge, along with titled underground parking, heated secure guest parking, and storage lockers. Ideally situated within walking distance of the LRT, shopping centers, restaurants, downtown attractions, and just minutes from golf courses and universities, this outstanding property offers a unique opportunity for luxurious urban living.**

Inclusions: **na**  
Property Listed By: **2% Realty**

---

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