



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**77 SPRUCE Place #1804, Calgary T3C 3X6**

MLS®#: **A2164456**

Area: **Spruce Cliff**

Listing Date: **09/12/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$4k, 09-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **784**

Low Sqft:

Ttl Sqft: **784**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**70**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Courtyard,Playground**

Construction: **Concrete,Metal Siding**

Flooring: **Laminate,Tile**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 9`0"</b>
<b>Dinette</b>	<b>Main</b>	<b>12`3" x 7`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 4`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`8" x 14`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`9" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 8`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$666**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

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

Legal Desc: **0811023**

Remarks

Pub Rmks: **Are you looking for the perfect 2 bedroom, 2 bathroom condominium with all the amenities you could ever dream of? Look no further than this incredible property located steps from Shaganappi Golf Course and Westbrook Mall and public library. Not only does this property come with 2 TITLED parking stalls and a storage locker, but it also boasts panoramic mountain views that are truly breathtaking. This upgraded unit is spacious and bright with floor to ceiling windows, air conditioning, and modern laminate flooring. The kitchen offers plenty of cupboard space, undercounter lighting, granite ,SS appliances and a breakfast island. The rooms are a good size and there is the convenience of in unit laundry. The location of the complex is unbeatable, with the LRT train station steps away, providing easy access to downtown(minutes), also quick access for getaways to the mountains. In addition to its prime location, this complex offers high security with cameras as well as 24 hour security on site. You can rest easy knowing that your home is safe and secure at all times. The amenities don't stop there. This complex also features an indoor swimming pool, hot tub, gym, and a recreation room with a kitchen, perfect for hosting gatherings with friends and family Whether you are looking to relax by the pool , hot tub, or stay active in the gym, this property has something for everyone. Make an appointment to view today!**

Inclusions: **Wall shelves**  
Property Listed By: **MaxWell Capital Realty**

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













