



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**77 SPRUCE Place #605, Calgary T3C 3X6**

MLS®#: **A2180543**

Area: **Spruce Cliff**

Listing Date: **11/21/24**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **928**  
Low Sqft:  
Ttl Sqft: **928**

DOM

**30**  
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:

**Heated Garage,Secured,Titled,Underground**

Utilities and Features

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

Construction: **Concrete,Metal Frame,Metal Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4`0" x 8`4"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`0" x 2`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 10`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 7`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 10`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`9" x 3`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`10" x 12`3"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$762

Fee Simple  
Fee Freq:  
Monthly

DC (pre1P2007)

Legal Desc: 0811023

Remarks

Pub Rmks: **Welcome to the Spruce Cliff community! This property offers the ultimate urban living experience in a fantastic inner-city location filled with great amenities. Located in the upscale Encore building, you'll enjoy access to a large lap pool, hot tub, a fully equipped gym, and a games room with pool, ping pong, and shuffleboard. This beautiful corner unit on the 6th floor features two bedrooms, two full baths, and 928 sq ft of space, highlighted by floor-to-ceiling windows that let in tons of natural light and provide stunning mountain views and sunsets. The layout is impressive, starting with a private foyer that leads to open living areas with hardwood floors. The kitchen is equipped with mocha cabinets, granite countertops, and stainless steel appliances, flowing seamlessly into the living and dining spaces. The inviting living room has a fireplace and opens to a balcony where you can soak in the views. The primary suite includes a spacious walk-in closet and an ensuite bath, while the second bedroom is also roomy. The main bathroom features a granite countertop and a chic tiled walk-in shower for guest privacy. Additional features include in-suite laundry, secure underground parking, and a storage unit. With central air conditioning, convenient +15 walkways for winter, on-site security, and plenty of visitor parking, this pet-friendly complex also has a playground for kids. Enjoy the peace of a well-kept concrete building, just a short walk from Edworthy Park's off-leash area, the Bow River, and plenty of natural park space with walking and biking paths. This prime inner-city location promotes a walkable lifestyle, with grocery stores, shops, restaurants, and more just five minutes away, plus easy access to Shaganappi Golf Course. Quick commute to downtown, 10 minute drive during rush hour, or hop on the LRT or bike lane paths all the way in. Easy access to main road arteries with a quick escape to get out to the mountains too.**

Inclusions: None  
Property Listed By: CIR Realty

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







