



THE
A-TEAM

**RE/MAX
FIRST**

77 SPRUCE Place #2401, Calgary T3C3X6

MLS®#: **A2187704** Area: **Spruce Cliff** Listing Date: **01/21/25** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,120**
 Low Sqft:
 Ttl Sqft: **1,120**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Concrete**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`6" x 11`5"	Kitchen	Main	11`8" x 10`4"
Bedroom	Main	11`10" x 10`3"	Foyer	Main	6`5" x 4`7"
3pc Bathroom	Main	7`11" x 4`11"	Balcony	Main	10`0" x 6`4"
Bonus Room	Upper	13`9" x 11`8"	Bedroom - Primary	Upper	11`10" x 10`4"
4pc Ensuite bath	Upper	8`3" x 4`11"	Laundry	Upper	3`1" x 3`0"
Balcony	Upper	10`0" x 6`4"			

Legal/Tax/Financial

Condo Fee:
\$922

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0811023**

Remarks

Pub Rmks: **Welcome to this stunning multi-level unit on the 24th floor, offering BREATHTAKING DOWNTOWN AND GOLF COURSE VIEWS! Just steps away from the scenic golf course, the C-train station. Westbrook Mall, the unit combines luxury living with ultimate convenience! The living room features 19'6" HEIGHT SOARING CEILING, creating an airy, open ambiance. This 2 bedroom & 2 full bath home boasts granite countertops in the kitchen and bathrooms vanities, as well as updated carpet and laminate plank flooring. The open floor plan seamlessly connects the living room and kitchen, perfect for entertaining and relaxing. The upstairs boasts a large bonus room for family recreational use. The spacious primary bedroom features large windows, a walk-in closet and a 4-pc ensuite, and A BALCONY FACING GOLF COURSE AND DOWNTOWN. The second bedroom offers versatility, ideal as a guest room or home office. Additional highlights include CENTRAL AIR CONDITIONING, IN-SUITE LAUNDRY, a TITLED & HEATED UNDERGROUND PARKING STALL, and an assigned storage locker. The very well-maintained complex provides 24/7 SECURITY and premium amenities, including an indoor swimming pool, hot tub, fitness center, recreational room with Ping Pong table and pool table, multi-purpose room. Conveniently located just 5 minutes driving from Downtown and Edworthy Park, and 10 minutes walk to Douglas Fir Trail overlooking Bow River. Unbeatable value in this price range - Don't miss the opportunity!**

Inclusions: **WINDOW COVERING**
Property Listed By: **CIR Realty**

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



2401, 77 SPRUCE PLACE SW
RELA-MEASUREMENT STANDARD - CALDWELL AB
MAIN LEVEL (AG) - 612.96 Sq Ft / 56.94 m²
UPPER LEVEL (AG) - 507.62 Sq Ft / 47.16 m²
TOTAL ABOVE GRADE RMS SIZE - 1120.58 Sq Ft / 104.10 m²











