

77 SPRUCE Place #2401, Calgary T3C3X6

Heating:

Sewer:

Utilities:

A2187704 **Spruce Cliff** Listing 01/21/25 List Price: \$499,900 MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: **Apartment** City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Park Feat:

Residential Calgary

2008

Ttl Sqft:

Underground

Finished Floor Area

1,120

1,120

Abv Saft:

Low Sqft:

DOM

<u>Layout</u>

Beds:

2.0 (2 0) Baths: Apartment Style:

2 (2)

<u>Parking</u>

Ttl Park: 1 Garage Sz: 1

Utilities and Features

Roof: Construction:

> **Baseboard** Concrete

Flooring: Ext Feat: **BBQ** gas line Carpet, Laminate

Water Source: Fnd/Bsmt:

Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked Kitchen Appl:

Int Feat: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island

Room Information

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

Balcony Upper 10`0" x 6`4"

Legal/Tax/Financial

Condo Fee: Title:

\$922 Fee Simple

Fee Freq: Monthly

Legal Desc: **0811023**

Remarks

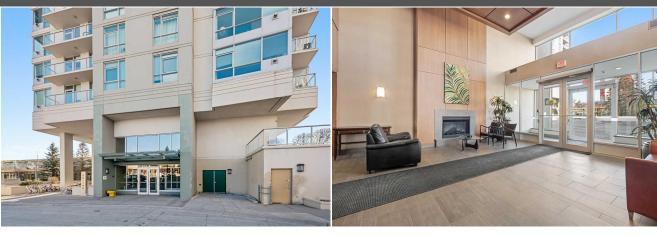
Pub Rmks:

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 Pang 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





Zoning:

DC







