



THE
A-TEAM

**RE/MAX
FIRST**

77 SPRUCE Place #806, Calgary T3C 3X6

MLS® #: **A2189895** Area: **Spruce Cliff** Listing Date: **01/26/25** List Price: **\$415,000**
 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: **897**
 Low Sqft:
 Ttl Sqft: **897**

DOM

7
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: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard, Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Closet Organizers**
 Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5`0" x 8`0"
Bedroom	Main	9`8" x 10`9"
Foyer	Main	11`5" x 4`9"
Living Room	Main	15`3" x 13`0"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`0" x 4`1"
Dining Room	Main	9`8" x 6`2"
Kitchen	Main	9`7" x 9`3"
Bedroom - Primary	Main	15`11" x 15`1"

Legal/Tax/Financial

Condo Fee: **\$722** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0811023**

Remarks

Pub Rmks: **Spectacular condo with breathtaking North and Northwest views! This 2-bedroom, 2-bathroom unit is designed to impress and provide the ultimate convenience. Located close to shopping, dining, LRT, a theater, Edworthy Park, and Shaganappi Golf Course, with Downtown just a 5-minute drive away. In 2021, this unit underwent a series of thoughtful upgrades to enhance both style and functionality. The bathrooms were refreshed with modern mirrors, lamps, and new toilets, while the kitchen was transformed with a sleek new sink, updated taps, and a complete set of upgraded appliances, including a refrigerator, stacked washer and dryer, microwave, dishwasher, and stove. The kitchen cabinetry received a fresh coat of paint, perfectly complementing the updated tiles on the fireplace. New laminate flooring and blinds were added throughout the unit, providing a clean and modern aesthetic. Additional enhancements include upgraded switches, sockets, and lighting fixtures, both in the kitchen and across the apartment, along with stylish new door handles that add a polished finishing touch. Additional features include 6 appliances, in-suite laundry, 24-hour security, air conditioning, and expansive windows. The Northwest orientation ensures comfortable summer temperatures while showcasing stunning mountain vistas. Cozy up by the gas fireplace during winter months. Enjoy an array of amenities, including a pool, hot tub, fitness center, and party room. The prime underground heated parking stall is located conveniently near the elevators for easy access. Schedule your viewing today and experience this beautifully upgraded unit!**

Inclusions: **Foldable Custom Wall Bed, Closet Organizers**
Property Listed By: **eXp Realty**

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









