



THE
A-TEAM

**RE/MAX
FIRST**

77 SPRUCE Place #2105, Calgary T3C 3X6

MLS®#: **A2190862** Area: **Spruce Cliff** Listing Date: **01/30/25** List Price: **\$409,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **915**
 Low Sqft:
 Ttl Sqft: **915**

DOM

3

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Playground**

Construction: **Concrete**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`3" x 8`10"
Dining Room	Main	12`1" x 8`4"
Walk-In Closet	Main	5`9" x 3`11"
Bedroom	Main	11`6" x 10`3"
Foyer	Main	5`4" x 4`0"

Room	Level	Dimensions
Living Room	Main	12`1" x 10`0"
Bedroom - Primary	Main	12`9" x 12`3"
4pc Ensuite bath	Main	8`11" x 4`11"
3pc Bathroom	Main	7`11" x 4`11"
Laundry	Main	3`0" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$762

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0811023**

Remarks

Pub Rmks: **Step into this stunning high-rise 2-bedroom, 2-bathroom residence, where modern comfort meets unbeatable convenience just minutes from downtown. The open-concept layout is enhanced by brand-new luxury vinyl plank flooring, creating a warm and inviting ambiance. Floor-to-ceiling windows showcase breathtaking southwest-facing views, filling the home with natural light and offering glimpses of the Rocky Mountains on clear days. The chef-inspired kitchen features gleaming granite countertops and ample cabinetry, providing plenty of storage and workspace. The spacious living area is designed for relaxation, complete with a cozy corner fireplace. Both generously sized bedrooms offer a peaceful retreat, with the primary suite boasting an en-suite bathroom and his-and-her closets. The second bedroom is versatile, making it ideal for guests, a home office, or additional family members. A newly installed washing machine adds extra convenience to daily living. This prime location is just five minutes from downtown and steps from the Westbrook LRT station, making commuting effortless. Across the street, Shaganappi Golf Course offers a picturesque green space, while Walmart, Safeway, Shoppers, and a variety of retail and dining options are within walking distance. Residents enjoy exclusive access to the Westgate Park Club, featuring a fully equipped fitness facility, an indoor swimming pool, hot tub, games room, and party space. The building also offers 24-hour security surveillance, ensuring peace of mind. This unit comes with one titled underground parking stall and a spacious storage locker, providing added convenience and security. Offering a blend of modern upgrades, stunning views, and a prime location, this exceptional residence is an opportunity not to be missed. Book your showing today!**

Inclusions:
Property Listed By: **TV Mount, Wall Mount Shelves, Bed Headboard in the Primary Bedroom
Royal LePage Solutions**

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













