

2401, 77 Spruce Place SW  
Calgary, Alberta

MLS # A2220995

\$449,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,121 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 922
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: Window Covering

Stunning Multi-Level Condo on the 24th Floor with Spectacular Downtown & Golf Course Views! Situated just steps from Shaganappi Point Golf Course, the C-Train station, and Westbrook Mall, this exceptional multi-level unit offers the perfect balance of luxury style, comfort, and unbeatable location. Soaring 19'6" ceilings in the living room create an expansive, light-filled atmosphere, enhancing the home's open and inviting feel. With 2 bedrooms and 2 full bathrooms, this residence features granite countertops in both the kitchen and vanities, along with modern laminate plank flooring and updated carpet. The thoughtfully designed layout includes a seamless flow between the living room and kitchen—ideal for hosting guests or unwinding at the end of the day. Upstairs, a generous bonus room provides versatile space for family activities, media, or a home office. The spacious primary suite impresses with large windows, a walk-in closet, a 4-piece ensuite, and a private balcony with breathtaking views of downtown and the golf course. The second bedroom offers flexibility for guests, a workspace, or a cozy den. Notable features include: • Central air conditioning • In-suite laundry • Titled, heated underground parking stall • Assigned storage locker Enjoy resort-style amenities in this meticulously maintained building, including: • 24/7 security • Indoor pool and hot tub • Fitness center • Recreation room with ping pong and pool tables • Multi-purpose room for events or gatherings Located just 5 minutes from Downtown and Edworthy Park, and a 10-minute walk to the scenic Douglas Fir Trail along the Bow River, this rare gem offers exceptional value and a lifestyle to match. Opportunities like this don't come often—book your viewing today!