

1004, 77 Spruce Place SW  
Calgary, Alberta

MLS # A2252452

**\$359,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Spruce Cliff                       |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 791 sq.ft.                         | Age:   | 2008 (17 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                 |            |        |
|-------------|---------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas          | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile            | Sewer:     | -      |
| Roof:       | -                               | Condo Fee: | \$ 642 |
| Basement:   | -                               | LLD:       | -      |
| Exterior:   | Concrete                        | Zoning:    | DC     |
| Foundation: | -                               | Utilities: | -      |
| Features:   | Granite Counters, Vinyl Windows |            |        |

|             |    |
|-------------|----|
| Inclusions: | NO |
|-------------|----|

What A View! This two bedroom two bath faces West and has an unobstructed view. Granite counters, wood cabinets and black appliances are featured in the kitchen. A corner gas fireplace completes the living room. In suite laundry is conveniently located in the second bathroom. Soft corners throughout. Titled underground heated parking a storage unit and a balcony included with this unit. Encore has many amenities including indoor pool, hot tub, party room and exercise room for your enjoyment. 10 minutes to LRT and shopping.