# \$394,900 - 707, 77 Spruce Place Sw, Calgary

MLS® #A2268996

# \$394,900

2 Bedroom, 2.00 Bathroom, 1,023 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Experience elevated urban living in this beautifully updated 2-bedroom, 2-bath corner unit in the sought-after Spruce Grove building, just steps from Shaganappi Point Golf Course. With over 1,024 sq. ft. of bright, functional space, this 7th-floor condo offers breathtaking downtown and river valley views from nearly every roomâ€"plus two private balconies for morning coffee or relaxing evenings with a view.

Natural light pours through the expansive windows in this Southwest-facing corner unit, enhancing the open-concept layout. The kitchen features newly upgraded cabinetry, durable granite countertops, and a sleek electric range, ideal for everyday cooking. The primary bedroom offers a peaceful retreat with a walk-through closet and full ensuite, while the second bedroom is positioned near a stylish 3-piece bathroomâ€"perfect for guests or a home office setup. Additional features include in-suite laundry, a separate storage locker, and a titled underground parking stall very close to the elevator for ultimate convenience.

Residents enjoy exclusive access to fantastic amenities, including a large indoor pool, hot tub, fitness centre, and a vibrant social lounge with games and entertainment space. Located directly across from the Westbrook LRT, and just minutes to Bow River pathways, Edworthy Park, shopping, restaurants, and downtown,







this home combines lifestyle and location in one of Calgary's most convenient communities.

Book your private showing today and see what makes this corner unit so special!

Built in 2008

#### **Essential Information**

MLS® # A2268996 Price \$394,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,023 Acres 0.00 Year Built 2008

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 707, 77 Spruce Place Sw

Subdivision Spruce Cliff

City Calgary
County Calgary
Province Alberta
Postal Code T3C 3X6

# **Amenities**

Amenities Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Colf Course,

Guest Suite, Laundry, Park, Parking, Party Room, Playground, Recreation Facilities, Snow Removal, Storage, Trash, Visitor Parking,

Indoor Pool, Spa/Hot Tub

Parking Spaces 1

Parking Parkade

#### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open

Floorplan, Recessed Lighting

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 26

#### **Exterior**

Exterior Features Balcony, Courtyard

Construction Concrete

### **Additional Information**

Date Listed November 4th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office RE/MAX Landan Real Estate

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