

**2004, 77 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2286192**



**\$345,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	796 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 642
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, Open Floorplan, Recreation Facilities, Storage		

**Inclusions:** 2 House Keys, 2 FOBS

Perched on the 20th floor, this bright and well laid out 2 bedroom, 2 bathroom condo offers the kind of experience that truly sets it apart. Prepare to enjoy mountain views, along with an abundance of natural light pouring in through the bright generous windows. The open concept layout is both practical and inviting, perfect for everyday living and effortless hosting. Step inside to enjoy a home that's been beautifully renovated. Sleek new LVP flooring spans the living and bedroom areas, refreshed cabinetry with modern hardware brightens the kitchen, and granite countertops paired with updated appliances complete the move-in ready space. The living room features a corner gas fireplace that adds warmth and character, while central air conditioning keeps the space comfortable year round. The bedrooms are thoughtfully positioned, making this layout ideal for professionals, small families, roommates, or those working from home. Step outside to your balcony and take in the open sky and endless views. This well managed complex offers exceptional amenities that add real value to everyday living, including an indoor pool and hot tub, a fully equipped fitness centre, games room, party rooms, on site management, and full time security for peace of mind. The unit also comes with one titled parking stall, assigned storage, and secure visitor parking on the first level of the parkade, offering convenience for both you and your guests. Location truly elevates the experience. The Westbrook LRT station is less than a block away, making commuting downtown simple and quick. Walmart, Safeway, restaurants, and other amenities are directly across the street, giving you true walkable access to daily essentials. If you are looking for comfort, convenience, and incredible views in a prime location, this home checks all the boxes! Welcome Home.