DJ Golden REAL ESTATE

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405, 77 Spruce Place SW Calgary, Alberta

MLS # A2243699

$360,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	909 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	2	**Baths:**	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 762
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Welcome to Encore, where luxury meets convenience in the heart of Spruce Cliff. This beautifully appointed 2-bedroom, 2-bathroom condo offers an open floor plan and an unbeatable location just minutes from downtown Calgary. Enjoy easy access to Westbrook LRT Station, Westbrook Mall, 17th Avenue, schools, parks, the Bow River pathway, and the Shaganappi Golf Course—all just a short walk away. The spacious kitchen features granite countertops, stainless steel appliances, tile flooring, and a functional eat-up island, perfect for everyday living and entertaining. The inviting living room boasts large windows and a cozy corner gas fireplace, creating a warm and welcoming atmosphere. The primary bedroom includes a private 4-piece ensuite and a walk-in closet, while the second bedroom is generously sized with access to a separate 3-piece bathroom. Residents of Encore enjoy exceptional building amenities such as an indoor swimming pool, hot tub, fully equipped fitness center, games room, library, guest suite, and more. This unit also comes with titled heated underground parking, an assigned storage locker, and convenient in-suite laundry. Don’t miss your opportunity to own one of the most desirable condos in Calgary—schedule your private showing today!

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