

**2003, 77 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2206291**



**\$379,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 682
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** None

Welcome to this exceptional 2-bedroom, 2-bath apartment, ideally situated on the edge of downtown, directly across from Shaganappi Point Golf Course. This beautifully designed open-concept unit features soaring 9-foot ceilings, creating a bright and airy ambiance. Upon entry, you'll be welcomed by a modern kitchen boasting sleek cabinetry, contemporary appliances, and a convenient breakfast counter. The spacious living room is bathed in natural light and opens onto a private balcony, offering breathtaking views of the Rockies, perfect for relaxation. The generously sized master bedroom includes a stylish 4-piece ensuite, while the second bedroom is complemented by a well-appointed 3-piece bath. A dedicated laundry room adds to the home's functionality. NEW vinyl flooring in both bedrooms. For your convenience, the unit comes with a titled, secure underground parking space. Residents also enjoy access to top-tier amenities, including a swimming pool, hot tub, fitness center with high-quality equipment, and a recreation room featuring table tennis, a pool table, and comfortable lounge areas. This prime location is within walking distance of Westbrook Mall, close to Edworthy Park, and near public transit, with easy access to downtown via Bow Trail. book your private showing today!