

# \$388,000 - 2003, 77 Spruce Place Sw, Calgary

MLS® #A2206291

**\$388,000**

2 Bedroom, 2.00 Bathroom, 820 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

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!

Built in 2008



## Essential Information

MLS® #	A2206291
Price	\$388,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2003, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X6

## Amenities

Amenities	Recreation Room, Spa/Hot Tub, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	26

## Exterior

Exterior Features	Other
Construction	Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	DC

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.