

# \$399,000 - 2202, 77 Spruce Place Sw, Calgary

MLS® #A2247870

**\$399,000**

2 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

**\*\*Stunning 22nd Floor Condo â€“ Encore at 77 Spruce Place SW, Calgary\*\***

This exceptional 2-bedroom, 2-bathroom condo in the prestigious Encore building offers a rare combination of luxury, comfort, and unmatched views. Situated on the 22nd floor, the wrap-around balcony provides **\*\*breathtaking, unobstructed vistas of Downtown Calgary, the Rocky Mountains, and the Shaganappi Golf Course\*\***. Floor-to-ceiling windows flood the open-concept living space with natural light, perfectly framing the panoramic scenery.

The interior features a bright, modern layout with a cozy **\*\*corner gas fireplace\*\***, granite countertops, stainless steel appliances, an eat-up island, and elegant cabinetry. Central air conditioning, in-suite laundry, and premium flooring add everyday comfort and style.

The building offers an impressive selection of amenities, including a **\*\*spacious lobby, a fully equipped fitness centre, a large indoor swimming pool, hot tub, games and recreation room, library, guest suite, and party room\*\***. Titled heated underground parking, assigned storage, and **\*\*on-site security\*\*** provide safety and peace of mind.

Located in the vibrant community of **\*\*Spruce Cliff\*\***, the property is steps from Westbrook LRT Station, Westbrook Mall with Walmart and



Safeway, boutique shops, caf  s, the Bow River pathways, parks, and the Shaganappi Golf Course. Quick access to downtown and major routes ensures ultimate convenience.

Offering resort-style living with incredible views and top-tier amenities, this property stands out as one of Calgary    s most desirable condo opportunities.

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS   #        | A2247870          |
| Price          | \$399,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 889               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2202, 77 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X6                  |

**Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Fitness Center, Indoor Pool |
| Parking Spaces | 1                           |
| Parking        | Parkade                     |

**Interior**

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Breakfast Bar, No Animal Ho |
| Appliances        | Dishwasher, Dryer, Electric |
|                   | Coverings                   |
| Heating           | Baseboard                   |
| Cooling           | None                        |
| Fireplace         | Yes                         |
| # of Fireplaces   | 1                           |
| Fireplaces        | Gas                         |
| # of Stories      | 24                          |



**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 26                |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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