

# \$385,000 - 405, 77 Spruce Place Sw, Calgary

MLS® #A2221539

**\$385,000**

2 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

OPEN HOUSE SATURDAY May 24th 12-2 pm. 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!

Built in 2008



## Essential Information

MLS® #	A2221539
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	405, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X6

## Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Recreation Room, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	26

## Exterior

Exterior Features	Balcony
Construction	Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	18
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
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