

# \$449,900 - 2401, 77 Spruce Place Sw, Calgary

MLS® #A2220995

## \$449,900

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Stunning Multi-Level Condo on the 24th Floor with Spectacular Downtown & Golf Course Views! Situated just steps from Shaganappi Point Golf Course, the C-Train station, and Westbrook Mall, this exceptional multi-level unit offers the perfect balance of luxury style, comfort, and unbeatable location. Soaring 19'6" ceilings in the living room create an expansive, light-filled atmosphere, enhancing the home's open and inviting feel. With 2 bedrooms and 2 full bathrooms, this residence features granite countertops in both the kitchen and vanities, along with modern laminate plank flooring and updated carpet. The thoughtfully designed layout includes a seamless flow between the living room and kitchen—ideal for hosting guests or unwinding at the end of the day. Upstairs, a generous bonus room provides versatile space for family activities, media, or a home office. The spacious primary suite impresses with large windows, a walk-in closet, a 4-piece ensuite, and a private balcony with breathtaking views of downtown and the golf course. The second bedroom offers flexibility for guests, a workspace, or a cozy den.

Notable features include:

- Central air conditioning
- In-suite laundry
- Titled, heated underground parking stall
- Assigned storage locker

Enjoy resort-style amenities in this meticulously maintained building, including:

- 24/7 security



â€¢ Indoor pool and hot tub  
â€¢ Fitness center  
â€¢ Recreation room with ping pong and pool tables  
â€¢ Multi-purpose room for events or gatherings  
Located just 5 minutes from Downtown and Edworthy Park, and a 10-minute walk to the scenic Douglas Fir Trail along the Bow River, this rare gem offers exceptional value and a lifestyle to match.  
Opportunities like this donâ€™t come oftenâ€”book your viewing today!

Built in 2008

### Essential Information

MLS® #	A2220995
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	2401, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3X6

### Amenities

Amenities	Fitness Center, Indoor Pool, Spa/Hot Tub, Visitor Parking, Recreation
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	Room
Parking Spaces	1
Parking	Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	25

### Exterior

Exterior Features	BBQ gas line
Construction	Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	45
Zoning	DC

### Listing Details

Listing Office	CIR Realty
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