



77 Spruce Place Calgary Alberta

\$359,900

Presenting an extraordinary 2-bedroom, 2-bathroom unit with breathtaking mountain views. Located just mere moments from the heart of downtown Calgary, this 23rd-floor west-facing unit is set to appeal to both investors as well as someone looking to live in the unit themselves. There is a tenant in place paying \$2,050 per month who would be more than happy to extend or 60 to 90 days notice and the property can be vacant. Elegance takes center stage within an impeccable open-concept layout that seamlessly melds the upscale kitchen with the inviting living space. Year-round comfort is promised through central air conditioning, while the allure of a gas fireplace adds an enchanting ambiance, inviting relaxation regardless of the season. "Encore" pampers its residents with a suite of lavish amenities that elevate every facet of life. 24/7 security ensures peace of mind, while a state-of-the-art gym caters to your fitness aspirations. Take leisurely laps in the lap pool, unwind in the bubbling embrace of the hot tub, or engage in friendly rivalry at the billiards or ping pong. Your prized possessions are well taken care of with secure underground parking and a private storage locker. Further enhancing its desirability, this condo is less than a three minutes to the train station, Safeway, and Walmart. Experience upscale living at Encore, a resort lifestyle. (id:6769)

Primary Bedroom 13.92 Ft x 13.17 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

3pc Bathroom 11.50 Ft x 4.92 Ft

Bedroom 9.00 Ft x 9.58 Ft

Kitchen 9.58 Ft x 12.25 Ft

Living room 12.25 Ft x 12.58 Ft

Dining room 5.75 Ft x 12.33 Ft

Other 13.92 Ft x 7.17 Ft

Other 9.17 Ft x 3.50 Ft

Listing Presented By:



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Nineteen 88 Real Estate

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