



## 77 Spruce Place Calgary Alberta

\$485,000

TOP FLOOR PENTHOUSE | INCREDIBLE VIEWS OF DOWNTOWN + CITY + GOLF COURSE | TWO TITLED PARKING STALLS | Luxurious executive penthouse spanning two stories, this condominium offers an unparalleled urban living experience with breathtaking panoramic views of the city from its top-floor vantage point. The great room features two-story full-length windows, flooding the space with natural light and creating an open and inviting ambiance. The fully air-conditioned property boasts two bedrooms, two bathrooms, and a loft for added versatility. The main level includes a well-appointed bedroom and a 3-piece main bathroom, offering convenience and privacy. The gourmet kitchen is a chef's delight, featuring a central island, granite countertops, a designer-tiled backsplash, and stainless steel appliances. The kitchen seamlessly connects to the dining area, characterized by two-story cathedral ceilings and framed by spectacular city views. A corner gas fireplace adds warmth and sophistication to the space, while a deck off the great room provides an outdoor retreat. Head to the upper level to discover the expansive master bedroom, complete with a 4-piece ensuite and a private balcony, where one can enjoy quiet moments against the backdrop of the city skyline. This residence comes with the added convenience of two titled underground parking stalls and an assigned storage unit. Residents have access to a host of amenities within the building, including an indoor pool, hot tub, fitness facility, lounge area, party room, courtyard, playground, on-site management, 24-hour security, and ample visitor parking. Strategically located, this property is just minutes away from the Shaganappi Golf Course, shopping centers, the C-Train, Calgary Library, restaurants, and bike trails, making it the epitome of sophisticated urban living with every convenience at your doorstep. Book your private s...

Living room 11.42 Ft x 18.00 Ft

Bedroom 12.42 Ft x 8.75 Ft

Kitchen 10.67 Ft x 10.25 Ft

3pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.92 Ft x 11.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Loft 13.75 Ft x 11.67 Ft

Laundry room 3.17 Ft x 8.00 Ft

Listing Presented By:



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