



77 Spruce Place Calgary Alberta

\$449,900

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: oCentral air conditioning oIn-suite laundry oTitled, heated underground parking stall oAssigned storage locker Enjoy resort-style amenities in this meticulously maintained building, including: o24/7 security oIndoor pool and hot tub oFitness center oRecreation room with ping pong and pool tables oMulti-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 don't come often—book your viewing today! (id:6769)

Living room 16.50 Ft x 11.42 Ft
Kitchen 11.67 Ft x 10.33 Ft
Bedroom 11.83 Ft x 10.25 Ft
Foyer 6.42 Ft x 4.58 Ft
3pc Bathroom 7.92 Ft x 4.92 Ft
Other 10.00 Ft x 6.33 Ft

Bonus Room 13.75 Ft x 11.67 Ft
Primary Bedroom 11.83 Ft x 10.33 Ft
4pc Bathroom 8.25 Ft x 4.92 Ft
Laundry room 3.08 Ft x 3.00 Ft
Other 10.00 Ft x 6.33 Ft

Listing Presented By:



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CIR Realty



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