



## 77 Spruce Place Calgary Alberta

\$399,000

**\*\*Stunning 22nd Floor Condo - Encore at 77 Spruce Place SW, Calgary\*\***This exceptional 2-bedroom, 2-bathroom condo in the prestigious Encore building offers a rare combination of luxury, comfort, and unmatched views. Situated on the 22nd floor, the wrap-around balcony provides **\*\*breathtaking, unobstructed vistas of Downtown Calgary, the Rocky Mountains, and the Shaganappi Golf Course\*\***. Floor-to-ceiling windows flood the open-concept living space with natural light, perfectly framing the panoramic scenery. The interior features a bright, modern layout with a cozy **\*\*corner gas fireplace\*\***, granite countertops, stainless steel appliances, an eat-up island, and elegant cabinetry. Central air conditioning, in-suite laundry, and premium flooring add everyday comfort and style. The building offers an impressive selection of amenities, including a **\*\*spacious lobby, a fully equipped fitness centre, a large indoor swimming pool, hot tub, games and recreation room, library, guest suite, and party room\*\***. Titled heated underground parking, assigned storage, and **\*\*on-site security\*\*** provide safety and peace of mind. Located in the vibrant community of **\*\*Spruce Cliff\*\***, the property is steps from Westbrook LRT Station, Westbrook Mall with Walmart and Safeway, boutique shops, cafes, the Bow River pathways, parks, and the Shaganappi Golf Course. Quick access to downtown and major routes ensures ultimate convenience. Offering resort-style living with incredible views and top-tier amenities, this property stands out as one of Calgary's most desirable condo opportunities. (id:6769)

Kitchen 12.17 Ft x 9.42 Ft

Living room/Dining room 16.25 Ft x 11.67 Ft

Bedroom 10.00 Ft x 14.92 Ft

Bedroom 10.92 Ft x 10.92 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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