



## 77 Spruce Place Calgary Alberta

\$370,000

Boasting over 1000 sf on one level, this is one of the largest single level units in the entire building! This 12th floor corner condo boasts 2 bedrooms, 2 full baths, a large central kitchen, separate dining area, and, a spacious living room with corner gas fireplace with 2 sides of windows! The Encore is a premium concrete building featuring an exclusive amenities building (direct access without going outside) with a fully equipped gym, AND, hot tub & swimming pool with party rooms! This unit also includes central AC, separate storage, secure underground parking and lots of visitor parking too! From this exceptional location, enjoy the expansive views of Downtown and the Shaganappi golf course and utilize the pedestrian bridge to Westbrook Mall and LRT station! For the views, size and location, this value can't be beat! (id:6769)

Living room 14.42 Ft x 11.50 Ft

Dining room 7.92 Ft x 7.33 Ft

4pc Bathroom 8.50 Ft x 4.83 Ft

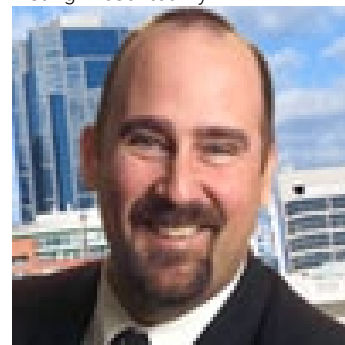
Bedroom 13.33 Ft x 9.67 Ft

Primary Bedroom 11.00 Ft x 12.83 Ft

Other 13.92 Ft x 15.25 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<http://www.richkim.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)