

# \$439,000 - 707, 77 Spruce Place Sw, Calgary

MLS® #A2219123

**\$439,000**

2 Bedroom, 2.00 Bathroom, 1,023 sqft

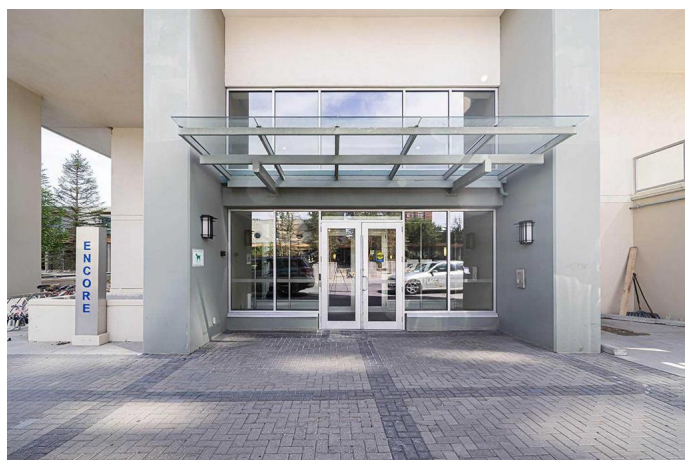
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Experience elevated urban living in this beautifully updated 2-bedroom, 2-bath corner unit in the sought-after Spruce Grove building, just steps from Shaganappi Point Golf Course. With over 1,024 sq. ft. of bright, functional space, this 7th-floor condo offers breathtaking downtown and river valley views from nearly every room—plus two private balconies for morning coffee or relaxing evenings with a view.

Natural light pours through the expansive windows in this Southwest-facing corner unit, enhancing the open-concept layout. The kitchen features newly upgraded cabinetry, durable granite countertops, and a sleek electric range, ideal for everyday cooking. The primary bedroom offers a peaceful retreat with a walk-through closet and full ensuite, while the second bedroom is positioned near a stylish 3-piece bathroom—perfect for guests or a home office setup. Additional features include in-suite laundry, a separate storage locker, and a titled underground parking stall very close to the elevator for ultimate convenience.

Residents enjoy exclusive access to fantastic amenities, including a large indoor pool, hot tub, fitness centre, and a vibrant social lounge with games and entertainment space. Located directly across from the Westbrook LRT, and just minutes to Bow River pathways, Edworthy Park, shopping, restaurants, and downtown,



this home combines lifestyle and location in one of Calgary's most convenient communities.

Book your private showing today and see what makes this corner unit so special!

Built in 2008

### Essential Information

MLS® #	A2219123
Price	\$439,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	707, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X6

### Amenities

Amenities	Elevator(s), Fitness Center, Park, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Clubhouse, Golf Course, Guest Suite, Indoor Pool, Laundry, Parking, Playground, Party Room, Recreation Facilities, Spa/Hot Tub, Storage
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave Hood Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	26

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	87
Zoning	DC

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.