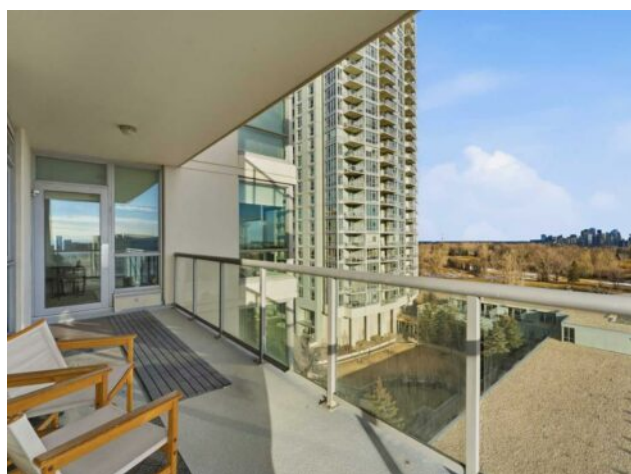


702, 77 Spruce Place SW  
Calgary, Alberta

MLS # A2280888

# \$329,900



<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 722
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to elevated condo living in the highly sought-after community of Spruce Cliff. This spacious 890 sq. ft. corner unit offers 2 bedrooms and 2 full bathrooms, perfectly designed for comfort, privacy, and modern living. Enjoy breathtaking, unobstructed views of downtown Calgary and the Shaganappi Golf Course through expansive windows that flood the home with natural light. The thoughtful layout maximizes space, making it ideal for both everyday living and entertaining. The building is exceptionally located directly across from Westbrook Shopping Centre and the C-Train station, providing effortless access to downtown, shopping, and a wide selection of popular and upscale eateries. Commuters and urban explorers alike will appreciate the convenience, while still enjoying the calm of this serene, established neighborhood. Residents benefit from a fully equipped fitness centre, perfect for maintaining an active and healthy lifestyle. The unit also includes one titled underground parking stall, offering security and year-round convenience. With direct access to Bow Trail, weekend escapes to the mountains are seamless, adding to the appeal of this prime location. This condo is an ideal opportunity for young professionals or savvy buyers seeking an upscale lifestyle with stunning views, unbeatable transit access, and the charm of one of Calgary's most desirable inner-city communities.