

# \$394,900 - 707, 77 Spruce Place Sw, Calgary

MLS® #A2268996

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,023 sqft

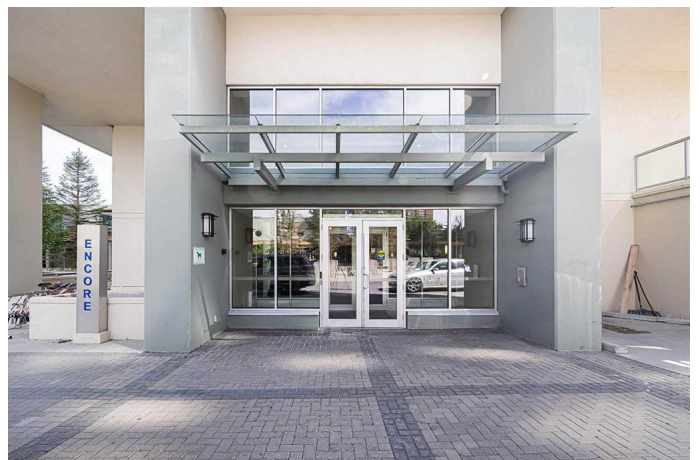
Residential on 0.00 Acres

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® #         | A2268996          |
| Price          | \$394,900         |
| 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      | Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Golf Course, Guest Suite, Laundry, Park, Parking, Party Room, Playground, Recreation Facilities, Snow Removal, Storage, Trash, Visitor Parking, Indoor Pool, Spa/Hot Tub |
| 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, Microwave Hood Fan, Refrigerator, Washer          |
| 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    | November 4th, 2025 |
| Days on Market | 6                  |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

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

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