

# \$449,900 - 2401, 77 Spruce Place Sw, Calgary

MLS® #A2220995

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Stunning Multi-Level Condo on the 24th Floor with Spectacular Downtown & Golf Course Views! Situated just steps from Shaganappi Point Golf Course, the C-Train station, and Westbrook Mall, this exceptional multi-level unit offers the perfect balance of luxury style, comfort, and unbeatable location. Soaring 19'6" ceilings in the living room create an expansive, light-filled atmosphere, enhancing the home's open and inviting feel. With 2 bedrooms and 2 full bathrooms, this residence features granite countertops in both the kitchen and vanities, along with modern laminate plank flooring and updated carpet. The thoughtfully designed layout includes a seamless flow between the living room and kitchen—ideal for hosting guests or unwinding at the end of the day. Upstairs, a generous bonus room provides versatile space for family activities, media, or a home office. The spacious primary suite impresses with large windows, a walk-in closet, a 4-piece ensuite, and a private balcony with breathtaking views of downtown and the golf course. The second bedroom offers flexibility for guests, a workspace, or a cozy den.

Notable features include:

- Central air conditioning
- In-suite laundry
- Titled, heated underground parking stall
- Assigned storage locker

Enjoy resort-style amenities in this meticulously maintained building, including:

- 24/7 security



â€¢ Indoor pool and hot tub  
â€¢ Fitness center  
â€¢ Recreation room with ping pong and pool tables  
â€¢ Multi-purpose room for events or gatherings  
Located just 5 minutes from Downtown and Edworthy Park, and a 10-minute walk to the scenic Douglas Fir Trail along the Bow River, this rare gem offers exceptional value and a lifestyle to match.  
Opportunities like this donâ€™t come oftenâ€”book your viewing today!

Built in 2008

### Essential Information

MLS® #	A2220995
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	2401, 77 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3X6

### Amenities

Amenities	Fitness Center, Indoor Pool, Spa/Hot Tub, Visitor Parking, Recreation
-----------	---

	Room
Parking Spaces	1
Parking	Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	25

### Exterior

Exterior Features	BBQ gas line
Construction	Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	46
Zoning	DC

### Listing Details

Listing Office	CIR Realty
----------------	------------

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.