

1006, 77 Spruce Place SW
Calgary, Alberta

MLS # A2172186



\$380,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	916 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 705
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Granite Counters, No Animal Home, No Smoking Home, Recreation Facilities		

Inclusions: If desired, the Buyer may include the BBQ, the Wardrobe in the Primary Bedroom, the Corner Cabinet in the hall in the kitchen

Urban Living at its Finest in a fantastic inner-city location with incredible amenities! Located in the upscale building, the Encore. with a huge lap swimming pool, hot tub, a great gym, games room with a pool table, ping pong & shuffle board and more! This awesome 10th floor, two bedroom, two full bath, 916 sq ft property is a Corner Unit that has floor to ceiling windows, tons of natural light, a wall of glass to take in the beautiful view of the mountains and gorgeous sunsets too! Fantastic layout with a foyer entry giving privacy to the main living spaces. Hardwood floors throughout. The beautiful kitchen has mocha cabinetry, granite countertops and stainless steel appliances. Tall ceilings, open and spacious with the kitchen being open to the living room and dining area. The living room features a fireplace and has garden door access to the balcony to sit and enjoy the West mountain views. The primary suite boasts a large walk-in closet and its own ensuite bath. Good size second bedroom. The main bathroom has granite countertop and a lovely tiled walk-in shower. It is tucked away down the hall giving privacy to guests. In-suite washer & dryer. Titled, heated and secure underground parking. Storage Unit too! Enjoy the Central Air Conditioning the Encore offers! +15 walkways to amenities building on those cold winter days. On-site security guard. Lots of underground, secure visitor parking. Child friendly, a Playground is located right on the complex. A quiet concrete building that is in a well run and cared for complex. A Pet Friendly complex (1 dog or 1 cat per unit) with a short stroll to an off-leash area of Edworthy Park. Walk to the Bow River and enjoy the vast natural park space, walking and bike paths, more playgrounds, picnic sites, and paddling, floating and swimming in the Bow River. Excellent inner-city location! Enjoy a walkable lifestyle! Only a 5 minute walk to

grocery stores, shopping, restaurants, pubs, LRT, Library, schools, parks, playgrounds and more! For the golfer, Shaganappi Golf Course, a fantastic Public Golf Course with amazing City skyline views as you golf, is directly across the street. Quick commute to downtown, 10 minute drive during rush hour, or hop on the LRT for bike lane paths all the way in. Easy access to main road arteries with a quick escape to get out to the mountains too. A phenomenal property! Truly Urban living at its finest! View the 3D Tour (Purple house symbol).