

# \$475,000 - 2207, 77 Spruce Place Sw, Calgary

MLS® #A2247186

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

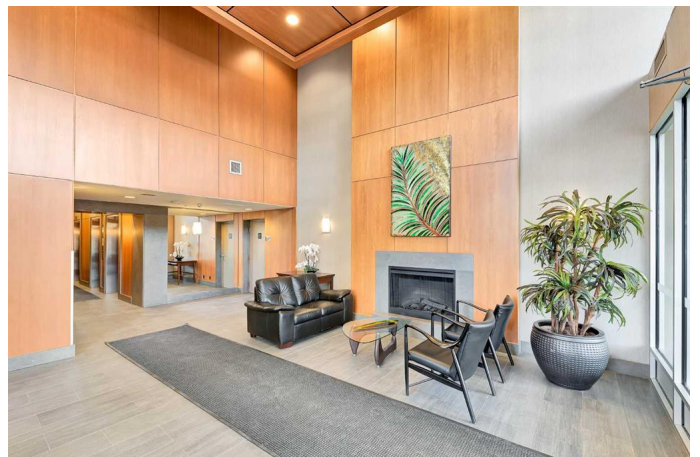
This bright and spacious 1,020 sq ft corner-unit condo offers the perfect blend of style, comfort, and unbeatable value—with one standout feature you won't often find: two titled underground parking stalls included with the unit. That's right—not one, but TWO premium parking spots in a secure, heated parkade, offering ultimate convenience and flexibility for multi-vehicle households, visiting guests, or potential rental income.

Inside, the open-concept layout is designed for modern living, featuring a sleek kitchen with rich cabinetry, granite countertops, stainless steel appliances, and a tile backsplash. The living and dining areas are flooded with natural light from floor-to-ceiling windows, all framing stunning, unobstructed views of the downtown skyline.

The spacious primary suite includes a walk-in closet and private 4-piece ensuite. A second full bathroom and in-suite laundry make daily life comfortable and functional.

Enjoy outdoor space from two private balconies, perfect for morning coffee or evening drinks while soaking in the breathtaking city views.

As a resident, you'll also enjoy access to impressive building amenities including a spacious lobby, a well-equipped fitness centre, and a large indoor pool, adding even more



value and convenience to everyday living.

With two titled parking stalls, youâ€™ll enjoy peace of mind, extra flexibility, and added value that sets this condo apart from the rest.

Located in a vibrant area close to restaurants, shopping, parks, and transit, this is inner-city living without compromise.

Donâ€™t miss this rare opportunity to own a view-filled condo with double the parkingâ€”book your showing today

Built in 2008

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247186          |
| Price          | \$475,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,020             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2207, 77 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C3X6                   |

**Amenities**

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Guest Suite, |
|-----------|-----------------------------------------------------------------------|

Park, Parking, Party Room, Playground, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking, Golf Course, Indoor Pool, Spa/Hot Tub

Parking Spaces 2

Parking Underground

### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Range, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Central

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces None

# of Stories 24

### Exterior

Exterior Features Balcony

Roof Concrete

Construction Concrete

### Additional Information

Date Listed August 8th, 2025

Days on Market 15

Zoning DC (pre 1P2007)

### Listing Details

Listing Office Century 21 Bravo Realty

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