



\$ 259,000.00

## 303 77 SPRUCE PLACE SW CALGARY

<https://paulbrinton.com>

GREAT PRICE!! Welcome to this beautiful condo minutes from the C-Train and close to every amenity that you desire. This 850 sq. Ft corner unit boasts an abundance of natural light, 2 bedrooms and 2 updated bathrooms. The property presents many new upgrades including luxury vinyl flooring, brand new paint...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** High-Rise (5+)

**MLS ® #:** A1137570

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2008

**Parking:** Heated Garage, Titled,  
Underground

**Post Updated:** 2021-11-11 18:51:18

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 09/09/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Vinyl

**Fireplace Features:** Gas

**Community Features:** Golf,Playground,Pool

**District:** CAL Zone W

**Interior Features:** No Smoking Home

**Roof Type:** Tar/Gravel

**Fireplace:** 1

**Association Amenities:** Fitness  
Center,Indoor Pool,Party  
Room,Playground,Recreation Room,Spa/Hot  
Tub,Storage,Visitor Parking

**Pool Features:** Indoor

**Exterior Features:** Other

**Cooling:** Central Air

**Lot Features:** Views

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** DC (pre 1P2007)

**Laundry features:** In Unit

**Transaction Type:** For Sale



**List Price Square Foot:** \$ 308.08

**Photo Count:** 21

**Unit Exposure:** S,SW,W

**Construction Materials:** Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Spruce Cliff

**Restrictions:** Pet Restrictions or Board approval Required

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Unit Number:** 303

**Suite:** No

**Living Area SF:** 856.93

**Structure Type:** High Rise (5+ stories)

