

# \$509,000 - 2404, 77 Spruce Place Sw, Calgary

MLS® #A2260065

**\$509,000**

2 Bedroom, 3.00 Bathroom, 1,232 sqft

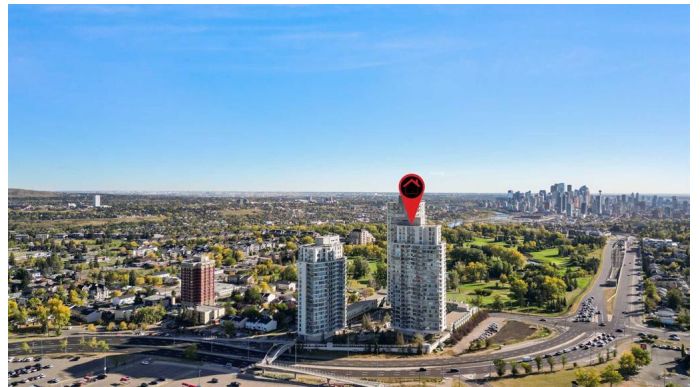
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

This stylish loft-inspired sub-penthouse rises high above the city on the 24th and 25th floors, offering two bedrooms, 2.5 bathrooms, and a dramatic airy loft with sleek glass railings overlooking the main level.

Floor-to-ceiling windows frame sunny western views of the majestic Canadian Rockies, while an oversized balcony creates the perfect outdoor retreat—ideal for a full patio set or lounge seating to soak in Calgary's spectacular sunsets. Inside, the open-concept design pairs warmth and sophistication. The maple kitchen features granite countertops and a breakfast island, opening seamlessly to the living and dining spaces below the soaring loft. Plush carpeting, imported tile, designer laminate hardwood, and a striking open staircase give this home a unique personality and modern edge. This sub-penthouse also includes two titled underground parking stalls, a storage locker, and in-suite laundry—making everyday life both stylish and convenient. At Encore, the lifestyle is second to none. Enjoy an indoor heated pool, a fully equipped fitness centre with sunrise views over downtown, and a vibrant social lounge designed for entertaining. All of this is perfectly located just steps from shops, services, and the LRT for a quick commute downtown.

This is your chance to claim a rare loft-style sub-penthouse with character, convenience, and breathtaking views—the high point of Calgary living.



Built in 2008

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2260065         |
| Price          | \$509,000        |
| Bedrooms       | 2                |
| Bathrooms      | 3.00             |
| Full Baths     | 2                |
| Half Baths     | 1                |
| Square Footage | 1,232            |
| Acres          | 0.00             |
| Year Built     | 2008             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2404, 77 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X6                  |

## Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Indoor Pool, Parking, Visitor Parking, Storage |
| Parking Spaces | 2                                                                                            |
| Parking        | Stall, Titled, Underground                                                                   |

## Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                           |
| Heating           | Baseboard                                                                                                                               |
| Cooling           | Central Air                                                                                                                             |
| Fireplace         | Yes                                                                                                                                     |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| # of Stories    | 26               |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Construction      | Concrete, Metal Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 28                   |
| Zoning         | DC (pre 1P2007)      |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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