

#	MLS®#	Prop Type	St	Current Price	SqFt	Address	City	TBD	Baths	DOM	Stat Date
1	A1160645	RESI	S	\$302,000.00	1,015	77 Spruce Place SW Unit#607	Calgary	2	2	22	2021-12-01
2	A1135341	RESI	X	\$309,000.00	904	77 Spruce Place SW Unit#1506	Calgary	2	2	117	2021-11-30
3	A1118480	RESI	S	\$261,000.00	1,027	77 SPRUCE Place SW Unit#407	Calgary	2	2	141	2021-10-28
4	A1153747	RESI	A	\$289,900.00	902	77 Spruce Place SW Unit#306	Calgary	2	2	114	2021-10-12
5	A1136700	RESI	T	\$285,000.00	975	77 SPRUCE Place SW Unit#401	Calgary	2	2	24	2021-08-31
6	A1104367	RESI	S	\$285,000.00	979	77 Spruce Place SW Unit#901	Calgary	2	2	23	2021-06-02
7	A1089448	RESI	S	\$393,000.00	1,112	77 SPRUCE Place SW Unit#2407	Calgary	2	2	57	2021-05-28
8	A1100796	RESI	S	\$290,000.00	901	77 SPRUCE Place SW Unit#UNIT 801	Calgary	2	2	23	2021-05-22
9	A1101339	RESI	S	\$267,000.00	889	77 SPRUCE Place SW Unit#402	Calgary	2	2	17	2021-05-16
10	A1062924	RESI	S	\$280,000.00	904	77 SPRUCE Place SW Unit#502	Calgary	2	2	112	2021-05-15
11	A1095793	RESI	S	\$272,500.00	798	77 SPRUCE Place SW Unit#1804	Calgary	2	2	25	2021-05-14
12	A1046854	RESI	T	\$289,888.00	889	77 Spruce Place SW Unit#402	Calgary	2	2	176	2021-04-29
13	A1082775	RESI	S	\$285,000.00	900	77 SPRUCE Place SW Unit#506	Calgary	2	2	29	2021-04-16
14	A1079405	RESI	T	\$290,000.00	786	77 SPRUCE Place SW Unit#1804	Calgary	2	2	35	2021-04-14
15	A1061552	RESI	S	\$319,900.00	1,027	77 SPRUCE Place SW Unit#807	Calgary	2	2	42	2021-03-01
16	A1058333	RESI	S	\$385,000.00	1,147	77 SPRUCE Place SW Unit#2603	Calgary	2	2	50	2021-02-26
17	A1047942	RESI	X	\$290,000.00	786	77 SPRUCE Place SW Unit#1804	Calgary	2	2	92	2021-02-07
18	A1056300	RESI	S	\$307,500.00	951	77 SPRUCE Place SW Unit#2101	Calgary	2	2	23	2021-01-20

Lily Chan
 lily_chan@live.ca
 Ph:



CMA Summary

Prepared By: Lily Chan

Listings as of 02/03/22 at 10:30 am

Street Number N is 77 Street Name is 'SPRUCE' Street Suffix is 'Place'

Residential

Active Properties

#	MLS #	S	Address									
				Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1153747	A	77 Spruce Place #306	2	2	0	2008	902		\$289,900	\$321.40	114

Active Listings Summary

# LISTINGS: 1	Medians:	2	2	0				902		\$289,900	\$321.40	114
	Minimums:	2	2	0				902.00		\$289,900	\$321.40	114
	Maximums:	2	2	0				902		\$289,900	\$321.40	114
	Averages:	2	2	0				902.00		\$289,900	\$321.40	114

Expired Properties

#	MLS #	S	Address									
				Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1047942	X	77 SPRUCE Place #1804	2	2	0	2006	786	0.00	\$290,000	\$368.96	92
2	A1135341	X	77 Spruce Place #1506	2	2	0	2008	904	0.00	\$309,000	\$341.97	117

Expired Listings Summary

# LISTINGS: 2	Medians:	2	2	0				845	0.00	\$299,500	\$355.46	105
	Minimums:	2	2	0				786.00	0.00	\$290,000	\$341.97	92
	Maximums:	2	2	0				904	0.00	\$309,000	\$368.96	117
	Averages:	2	2	0				844.80	0.00	\$299,500	\$355.46	105

Sold Properties

#	MLS #	S	Address													
				Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	SP/SF	SP/LP	Sold Price	Sold Date	DOM
1	A1118480	S	77 SPRUCE Place #407	2	2	0	2008	1,027	0.00	\$277,000	\$269.72	\$254.14	94.22%	\$261,000	10/28/21	141
2	A1101339	S	77 SPRUCE Place #402	2	2	0	2008	889	0.00	\$275,000	\$309.34	\$300.34	97.09%	\$267,000	5/16/21	17
3	A1095793	S	77 SPRUCE Place #1804	2	2	0	2006	798	0.00	\$289,000	\$362.30	\$341.61	94.29%	\$272,500	5/14/21	25

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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CMA Summary

Prepared By: Lily Chan

Listings as of 02/03/22 at 10:30 am

Residential

Sold Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	SP/SF	SP/LP	Sold Price	Sold Date	DOM
4	A1062924	S	77 SPRUCE Place #502	2	2	0	2008	904	0.00	\$285,000	\$315.27	\$309.73	98.25%	\$280,000	5/15/21	112
5	A1082775	S	77 SPRUCE Place #506	2	2	0	2008	900	0.00	\$290,000	\$322.11	\$316.56	98.28%	\$285,000	4/16/21	29
6	A1104367	S	77 Spruce Place #901	2	2	0	2008	979	0.00	\$309,000	\$315.60	\$291.08	92.23%	\$285,000	6/2/21	23
7	A1100796	S	77 SPRUCE Place #UNIT 806	2	2	0	2008	901	0.00	\$299,900	\$332.85	\$321.86	96.70%	\$290,000	5/22/21	23
8	A1160645	S	77 Spruce Place #607	2	2	0	2008	1,015	0.00	\$329,900	\$325.02	\$297.54	91.54%	\$302,000	12/1/21	22
9	A1056300	S	77 SPRUCE Place #2101	2	2	0	2008	951	0.00	\$313,000	\$329.13	\$323.34	98.24%	\$307,500	1/20/21	23
10	A1061552	S	77 SPRUCE Place #807	2	2	0	2008	1,027	0.00	\$319,900	\$311.49	\$311.49	100.00%	\$319,900	3/1/21	42
11	A1058333	S	77 SPRUCE Place #2603	2	2	0	2013	1,147	0.00	\$399,000	\$347.86	\$335.66	96.49%	\$385,000	2/26/21	50
12	A1089448	S	77 SPRUCE Place #2407	2	2	0	2008	1,112	0.00	\$399,999	\$359.71	\$353.42	98.25%	\$393,000	5/28/21	57

Sold Listings Summary

# LISTINGS:	12	Medians:	2	2	0		965	0.00	\$304,450	\$323.57	\$314.03	96.90%	\$287,500			27
		Minimums:	2	2	0		797.69	0.00	\$275,000	\$269.72	\$254.14	91.54%	\$261,000			17
		Maximums:	2	2	0		1,147	0.00	\$399,999	\$362.30	\$353.42	100.00%	\$393,000			141
		Averages:	2	2	0		970.84	0.00	\$315,558	\$325.03	\$313.06	96.30%	\$303,992			47

Terminated Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1136700	T	77 SPRUCE Place #401	2	2	0	2008	975	0.00	\$285,000	\$292.31	24
2	A1046854	T	77 Spruce Place #402	2	2	0	2008	889	0.00	\$289,888	\$326.08	176
3	A1079405	T	77 SPRUCE Place #1804	2	2	0	2006	786	0.00	\$290,000	\$368.96	35

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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CMA Summary

Prepared By: Lily Chan

Listings as of 02/03/22 at 10:30 am

Residential

Terminated Listings Summary

LISTINGS: 3

Medians:	2	2	0	889	0.00	\$289,888	\$326.08	35
Minimums:	2	2	0	786.00	0.00	\$285,000	\$292.31	24
Maximums:	2	2	0	975	0.00	\$290,000	\$368.96	176
Averages:	2	2	0	883.33	0.00	\$288,296	\$329.12	78

Quick Statistics (18 Listings Total)

	Min	Max	Average	Median
List Price	\$275,000	\$399,999	\$307,805	\$290,000
Sold Price	\$261,000	\$393,000	\$303,992	\$287,500

Lily Chan

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Ph:



Residential

Active



77 Spruce Place Sw #306

Style: Apartment
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: Negotiable
Parking: Heated Garage, Parkade, Stall, Underground
 Amrajit Cudail

Calgary
SqFt: 902
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1153747
List Price: \$289,900.00
Taxes: \$1,692/2021
DOM/CDOM: 114/114
Lot Size:

Condo Fee: \$606

RE/MAX REAL ESTATE (CENTRAL)

Welcome to this BRIGHT, SPACIOUS, PRACTICAL LAYOUT, fully air conditioned, city view condo in Encore at West Gate Park, which features a full indoor swimming pool, hot tub, full gym, entertaining lounge, recreation room, 24 hour on-site security and on-site caretaker. Incredibly convenient location with the Westbrook LRT, Westbrook Mall, Jubilations Dinner Theatre, and Shaganappi golf course. The living room has 2 sided giant windows with great views and a gas fire place making it cozy. Good sized kitchen with granite, coffee cabinets and tile backsplash, S/S appliances and a centre island with a breakfast nook. Huge master bedroom with a walk-in closet and 4 piece en suite. Good sized 2nd bedroom and another full bathroom. Complete with in suite laundry, titled underground heated parking and assigned storage locker. Great investment property or move in just move in yourself! See this one first!

Avg SqM:	Avg DOM: 114	Avg List \$: \$289,900
Avg SqFt: 902.00	Active DOM: 114	Avg Sold \$:

Expired



77 Spruce Place Sw #1804

Style:
Subdivision: Spruce Cliff
Occupancy: Owner
Possession: 30 Days / Neg
Parking: Indoor, Parkade, Titled, Garage Door Opener, Heated Garage, Underground
 Jerry Thai

Calgary
SqFt: 786
Beds: 2/2
Baths: 2/0
Yr Built: 2006

A1047942
List Price: \$290,000.00
Taxes: \$2,019/2019
DOM/CDOM: 92/362
Lot Size:

Condo Fee: \$567

MAXWELL CAPITAL REALTY

AMAZING VALUE!! This LUXURIOUS and spaciouly laid out 2 bedroom 2 bathroom apartment situated on the 18th floor comes with TWO titled parking stalls. This modern, FULLY UPGRADED unit, has an open layout with plenty of natural light which also boasts a LARGE BALCONY with BEAUTIFUL VIEWS! Enjoy spectacular unobstructed MOUNTAIN VIEWS from every room. Additional features of this residence include beautiful NEW LAMINATE FLOORS, granite counters throughout, large balcony perfect for entertaining, air conditioning, and FLOOR-TO-CEILING WINDOWS. Encore condominiums is uniquely located close to the SHAGANAPPI GOLF COURSE, plenty of shopping, entertainment, and just a quick commute to downtown. LRT & Public library are just a block away. Amenities include a spacious courtyard with 24 hour on-site security, pool, spa, party room, fitness facilities, playroom and more. Comes with secure storage locker. One of the parking stalls is currently rented out - great opportunity to help off-set the monthly condo fees! Don't miss out on this amazing opportunity - CALL TODAY to book your PRIVATE TOUR!



77 Spruce Place Sw #1506

Style: High-Rise (5+)
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: Immediate
Parking: Parkade, Stall, Underground
 Eric Blas

Calgary
SqFt: 904
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1135341
List Price: \$309,000.00
Taxes: \$1,967/2021
DOM/CDOM: 117/117
Lot Size:

Condo Fee: \$606

CENTURY 21 BAMBER REALTY LTD.

Location, location! Welcome to Encore in Spruce Cliff. This fabulous corner unit offers 901 sq ft of living space, including 2 BEDROOMS + 2 BATHROOMS! Always owner occupied and never rented, this unit has many features including mountain views, massive windows, a fireplace, central A/C, titled underground/heated parking + an assigned storage locker, and so much more. The encore amenities include an indoor pool, hot tub, clubhouse, and a gym! GREAT location, minutes away from the c-train, shops, and a quick commute to downtown. Call to view today!

Avg SqM:	Avg DOM: 105	Avg List \$: \$299,500
Avg SqFt: 844.80	Active DOM: 117	Avg Sold \$:

Residential

Sold



77 Spruce Place Sw #402
Style: Apartment
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: 15 Days / Neg
Parking: Stall, Underground

Calgary
SqFt: 889
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1101339
List Price: \$275,000.00
Taxes: \$1,909/2019
DOM/CDOM: 17/193
Lot Size:

Condo Fee: \$600

Mike Ouellette

RE/MAX REALTY PROFESSIONALS

Enjoy the beautiful downtown and golf course views from this recently updated 2 bedroom, 2 bathroom condo. Awesome location within walking distance to the Westbrook LRT, shopping centers and schools. Building amenities include a fitness room, indoor pool and hot tub, games room and 24 security. Features include titled underground parking, storage locker, granite counters, new appliances, new luxury vinyl plank and tile flooring, custom energy efficient blinds, fresh paint and more!

Sold Price: \$267,000

SP/SF: 300.34

Sold Date: 05/16/2021



77 Spruce Place Sw #407
Style: High-Rise (5+)
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: Immediate, Negotiable
Parking: Titled, Underground

Calgary
SqFt: 1027
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1118480
List Price: \$277,000.00
Taxes: \$2,132/2019
DOM/CDOM: 141/141
Lot Size: 0 SqFt

Condo Fee: \$701

Richard Kim

RE/MAX HOUSE OF REAL ESTATE

BEST VALUE This is one of the largest plans available featuring 1148 sf per builders brochure. It boasts 2 bedrooms, 2 full baths, plus living room, dining room, and a den! There are also TWO balconies, one accessed off the master bedroom and the other from the dining area. Being a corner unit, it is flooded in natural light. Also, this condo is located away from the noise of Bow Trail, overlooking the inner courtyard where you can keep on eye on arriving guests. For added convenience, enjoy the in-suite laundry, indoor parking for owners and guests, storage locker, access to the swimming pool and fitness facilities, and proximity to the Westbrook LRT, just across the street! This unit is priced to sell. A fabulous place to call home!

Sold Price: \$261,000

SP/SF: 254.14

Sold Date: 10/28/2021



77 Spruce Place Sw #502
Style:
Subdivision: Spruce Cliff
Occupancy: Owner
Possession: Negotiable
Parking: Underground

Calgary
SqFt: 904
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1062924
List Price: \$285,000.00
Taxes: \$1,929/2019
DOM/CDOM: 112/112
Lot Size:

Condo Fee: \$604

Hyun Chol Bang

FIRST PLACE REALTY

Great Price for Great Condo!!!! This 2-bedroom 2-bathroom unit features Many upgrades Including Stainless Appliances and GRANITE countertops(Kitchen and Bathrooms) and New Paint through the Unit. New Hardwood and Carpet were installed recently as well. Ensuite laundry, air conditioning, corner fireplace, TITLED UNDERGROUND PARKING, Assigned storage space, 9' ceilings, Golf course and downtown view and amazing amenities.Downtown in within 10 Mins.Big shopping mall is block away, golf course and LRT station is walk distance. Swimming pool and Gym. You will feel BRAND NEW CONDO in this unit.

Sold Price: \$280,000

SP/SF: 309.73

Sold Date: 05/15/2021



77 Spruce Place Sw #1804
Style: High-Rise (5+)
Subdivision: Spruce Cliff
Occupancy: Tenant
Possession: Negotiable
Parking: Stall, Parkade, Underground

Calgary
SqFt: 798
Beds: 2/2
Baths: 2/0
Yr Built: 2006

A1095793
List Price: \$289,000.00
Taxes: \$2,019/2019
DOM/CDOM: 25/60
Lot Size:

Condo Fee: \$567

Kevin Haller

COLDWELL BANKER MOUNTAIN CENTRAL

INCREDIBLE OPPORTUNITY to own this BEAUTIFUL 2-Bedroom, 2-Bathroom condo with STUNNING panoramic views of the Mountains! WONDERFUL Location! Easy access to all parts of Calgary through Bow Trail, Crowchild Trail and Sarcee Trail. Across the street from Westbrook Mall, Close to Downtown, 17th Ave Shopping, LRT, Bike Paths, Parks, etc!! This Amazing 797 sq ft. condo in Encore, boasts Open Concept Living Space, and plenty of Natural light streaming in through the floor-to-ceiling windows! The Kitchen is the image of lifestyle and class... complete with Granite countertops, under-cabinet lighting, S/S appliances, and spacious Island with Breakfast Bar. A gas fireplace adds comfort and ambiance to the Living Room. Off the living room, you will step out to the Balcony with mountain views! The Primary Bedroom features a private 4-piece ensuite. A Second Bedroom, 3-piece hall bathroom, and laundry complete the unit. Unit is Air-Conditioned in the Summer. TWO TITLED Parking Stalls. Building amenities include 24 hour on-site security, pool, gym, pool table, event rooms, and more! Come and see what makes this property so special!

Sold Price: \$272,500

SP/SF: 341.61

Sold Date: 05/14/2021

Residential

Sold



77 Spruce Place Sw #506

Style: Apartment
Subdivision: Spruce Cliff
Occupancy: Owner
Possession: Negotiable
Parking: Parkade, Titled, Heated Garage, Underground

Calgary
SqFt: 900
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1082775
List Price: \$290,000.00
Taxes: \$1,932/2019
DOM/CDOM: 29/29
Lot Size:

Condo Fee: \$606

Jesse Davies

CENTURY 21 ELEVATE REAL ESTATE

Don't miss out on this beautifully appointed condo located in the desirable community of Spruce Cliff. This luxury 2 bedroom condo offers amazing views, and an abundance of natural light coming through the floor to ceiling windows in both living room and bedrooms. The spacious kitchen features a convenient center island with granite countertops, stainless-steel appliances and lots of cabinet space. The bright and airy living room features a corner gas fireplace and access to the balcony, perfect for barbecuing or just enjoying the mountain view. High end flooring throughout the unit and 9ft knockdown ceilings! This unit features two bedrooms and two bathrooms, along with in suite laundry. The building includes breath taking amenities like a pool, spa, fitness center, game room, spacious courtyard, 24hr security and many others. Located close to a variety of shopping options at Westbrook Mall and 17th Ave. Close to many schools, LRT station, public library and a quick commute to downtown Calgary. This prime location does not get much better than this!

Sold Price: \$285,000

SP/SF: 316.56

Sold Date: 04/16/2021



77 Spruce Place Sw #UNIT 806

Style: Apartment, High-Rise (5+)
Subdivision: Spruce Cliff
Occupancy: Owner
Possession: 30 Days / Neg
Parking: Parkade, Titled, Underground

Calgary
SqFt: 901
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1100796
List Price: \$299,900.00
Taxes: \$2,151/2020
DOM/CDOM: 23/23
Lot Size:

Condo Fee: \$606

Jin Ping Wang

THE REAL ESTATE COMPANY

GORGEOUS CORNER unit condo w/over 901 sq ft, 2-bedroom+2 bathroom. It has wall to wall windows providing spectacular West views of the Rockies, and North views of McMahon Stadium!! The spacious living room features a corner gas fireplace with natural light pouring in all day long. The kitchen has a functional centre island great for additional storage space, sleek black appliances, and granite countertops. The large master bedroom offers a walk-in closet and 4 piece ensuite. This unit is complete with a 2nd spacious bedroom, 4 pc bath, In-suite laundry, and air conditioning!! This is an extremely well-maintained CONCRETE building that offers on-site Management, Full Time Security Services, State of the art Fitness facility, Indoor Pool, Hot Tub, and Party/Games Room. The secured heated underground parking will keep you warm in the winter and there is also a large storage locker. You're one block to the LRT, shopping, groceries, Shaganappi golf course and all other amenities! This unit is priced to sell so get in while you can!

Sold Price: \$290,000

SP/SF: 321.86

Sold Date: 05/22/2021



77 Spruce Place Sw #901

Style: Apartment
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: Immediate
Parking: Stall, Parkade, Titled, Underground

Calgary
SqFt: 979
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1104367
List Price: \$309,000.00
Taxes: \$2,149/2019
DOM/CDOM: 23/23
Lot Size:

Condo Fee: \$673

Tarryn Hamilton

RE/MAX REALTY PROFESSIONALS

Welcome to the Encore! Bright and spacious 9th floor suite featuring an open floorplan, views of downtown and a contemporary kitchen with granite counters, plenty of cabinets and an island with breakfast bar. There are plenty of windows in the living room which has a corner gas fireplace and access to your balcony overlooking the park and magnificent views of the city. The master bedroom with walk-in closet and ensuite, 2nd bedroom which is a good size, the main bath and laundry complete this home. You also get a titled parking stall in the underground parkade which is located right next to the elevators. The Westpark Gate complex has 24 hour security, fitness area, indoor swimming pool, hot tub, social rooms and plenty of outdoor space to enjoy and the complex is only minutes from shopping and the Westgate LRT Station.

Sold Price: \$285,000

SP/SF: 291.08

Sold Date: 06/02/2021

Residential

Sold



77 Spruce Place Sw #2101

Style: Apartment
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: Immediate
Parking: Parkade, Underground

Calgary
SqFt: 951
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1056300
List Price: \$313,000.00
Taxes: \$2,389/2019
DOM/CDOM: 23/78
Lot Size:

Condo Fee: \$667

Justin Havre

RE/MAX FIRST

This is your opportunity to get in on the 21st floor of the Ovation building in Spruce Cliff! Absolutely incredible views from every room in the unit. The downtown skyline is gorgeous! This 2 bedroom 2 bathroom is a fantastic layout with a beautiful kitchen, dark cabinets, granite countertops, stainless steel appliances. There are lots of cabinets for storage and a large island. The living room is a great size with fireplace in the corner, lots of options for furniture layout. The balcony is fantastic, sit and enjoy the views and be sheltered from the wind. The master bedroom is a great size, it has a walk in closet and 4 pc ensuite. There is one more bedroom that could also be used as a den/office, a full 3 pc bath, in-suite laundry and good closet space. There is also a titled parking stall & storage for your extra belongings. Access to downtown is awesome, literally a 5 minute drive. There is great shopping & restaurants in the area! The amenities in the building are also fabulous, indoor pool, whirlpool, fitness room, music room, games room with billiards and large screen TV. Come and check it out for yourself!!

Sold Price: \$307,500

SP/SF: 323.34

Sold Date: 01/20/2021



77 Spruce Place Sw #807

Style: Apartment
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: 30 Days / Neg
Parking: Parkade, Titled, Heated Garage, Secured, Underground

Calgary
SqFt: 1027
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1061552
List Price: \$319,900.00
Taxes: \$2,225/2019
DOM/CDOM: 42/42
Lot Size:

Condo Fee: \$701

Ross Aitken

RE/MAX REAL ESTATE (CENTRAL)

Look no further !! Stunning Downtown views from your two private balconies, the living room, and both bedrooms. This unit has been well exceptionally well maintained by the current owner. Espresso stained cabinetry, granite counters in kitchen and bathrooms, stainless steel appliances, upgraded hardwood floors, central A/C, 2 large bedrooms PLUS a den. This building is ideally located just steps from the new C-Train station, Westbrook Mall (with Wal-mart and Safeway) easy access to downtown or a quick escape to the mountains. This building has amazing amenities; a Large Pool, Hot Tub, Workout Room, Games Room, On-Site Caretakers as well as Full-Time Security add value. Titled underground parking and a storage locker are included. This building is ideally located just steps from the new C-Train station, Westbrook Mall (with Wal-mart and Safeway), River Pathways, Shaganappi Golf Course. Easy access to downtown or a quick escape to the mountains.

Sold Price: \$319,900

SP/SF: 311.49

Sold Date: 03/01/2021



77 Spruce Place Sw #607

Style: Apartment
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: Immediate
Parking: Heated Garage, Parkade, Paved, Secured, Titled

Calgary
SqFt: 1015
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1160645
List Price: \$329,900.00
Taxes: \$1,959/2021
DOM/CDOM: 22/22
Lot Size:

Condo Fee: \$707

Randal Dean

STONEMERE REAL ESTATE SOLUTIONS

| HIGHLY SOUGHT-AFTER CORNER UNIT | This 2-bedroom, 2-Bathroom unit is one of the largest, most desirable floorplans in the ENCORE building. With glass on two sides, this unit is open and bright, having two separate balconies for you to enjoy the absolutely stunning views of downtown Calgary and the surrounding community. You will love the main living room area which has full height glass, a gas fireplace, and the extra space for either a dining room, a studio or many other flexible uses. The well-appointed kitchen has granite counter-tops, a centre island, plenty of storage capacity, ample space for food prep and loads of room for entertaining guests. The complex has excellent amenities including an indoor pool and hot tub, a commercial grade fitness centre, a party room (with kitchen) and an outdoor playground area for children. | EXCELLENT LOCATION | Bow River pathway system nearby, adjacent to Shaganappi Point Golf course, equidistant to U of C and MRU, close to Downtown, Westbrook Mall & LRT station (across the street), schools, plenty of restaurants, bars, shops and women's fitness are all within an easy walk ! | PARKING & CONDO | Includes one titled parking stall in the heated underground parkade as well as one assigned storage unit. Condo fee includes heat, central AC, water, sewer, insurance, grounds maintenance, reserve fund and more. Pets are permitted with board approval. | Great Value | this corner unit is excellent value with the extra windows and larger living area! | Excellent Investment Opportunity: this unit has always been easy to rent out at \$1800 per month| Vacant and easy to show - come tour it today!

Sold Price: \$302,000

SP/SF: 297.54

Sold Date: 12/01/2021

Residential

Sold



77 Spruce Place Sw #2603

Style:
Subdivision: Spruce Cliff
Occupancy: Owner
Possession: 45 days / Neg
Parking: Parkade, Underground

Calgary
SqFt: 1147
Beds: 2/2
Baths: 2/0
Yr Built: 2013

A1058333
List Price: \$399,000.00
Taxes: \$3,054/2020
DOM/CDOM: 50/50
Lot Size:

Condo Fee: \$834

Donald Wong

2% REALTY

Reduced! Stunning Top Floor 2-Level PENTHOUSE CORNER LOFT UNIT at the Encore with 2 underground titled parking stalls + storage unit! Amazing 180 degree South, East (Downtown) & West (Mountain) Views of Calgary from floor to ceiling 18ft windows! Great layout, bright and open feel. The living room is open to the kitchen, features large windows, a corner fireplace. The kitchen area boasts a centre island, granite countertops, and plenty of cabinets. This unit provides 2 full baths (1 cheater ensuite), and 2 balconies overlooking the golf course and with views of the city & downtown. Best amenities available including a full-length pool, hot tub, recreation/games room & sunny fitness centre, not to mention 2 titled parking spaces and a storage locker! All in a fantastic location close to golf, shopping at Westbrook Mall or 17th Ave, and walking distance to the C-Train!

Sold Price: \$385,000

SP/SF: 335.66

Sold Date: 02/26/2021



77 Spruce Place Sw #2407

Style: High-Rise (5+)
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: 30 Days / Neg
Parking: Underground

Calgary
SqFt: 1112
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1089448
List Price: \$399,999.00
Taxes: \$2,821/2019
DOM/CDOM: 57/57
Lot Size: 0 SqFt

Condo Fee: \$807

Xun Hu

RE/MAX COMPLETE REALTY

Spectacular panoramic Downtown View from every room! Elegantly appointed 2 bedroom 2 bathroom sub-penthouse with Granite countertops, hardwood flooring and stainless appliances. 2 level unit with an open concept main floor that features an entertainer's kitchen, dining area, with gas fireplace, and large living room that leads you out to the large patio. Upstairs you will find 2 large bedrooms both with fantastic downtown views to the east and south. Amazing amenities included pool, hot tub, gym, entertainment room. 2 titled parking stalls included. Ride a bike 10 minutes to downtown or the Bow River pathways. Easy access to highways and the mountains. Close to schools, shopping, Calgary Transit.

Make an appointment NOW!

Sold Price: \$393,000

SP/SF: 353.42

Sold Date: 05/28/2021

Avg SqM:	Avg DOM: 47	Avg List \$:	\$315,558
Avg SqFt: 970.84	Active DOM: 57	Avg Sold \$:	\$303,992

Residential

Terminated



77 Spruce Place Sw #401

Style: Apartment
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: 15 Days / Neg, Immediate
Parking: Stall, Titled, Underground

Calgary
SqFt: 975
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1136700
List Price: \$285,000.00
Taxes: \$2,039/2019
DOM/CDOM: 24/94
Lot Size:

Condo Fee: \$673

Amit Gupta

RE/MAX IREALTY INNOVATIONS

OPEN HOUSE 08-August-2021 01:30 pm - 03:30 pm. **Downtown view from both the bedrooms and Living Room** The whole unit is FRESHLY PAINTED (Walls, Doors, Kitchen cabinets, Baseboards and All Door Trims). This sunny 2 Bed, 2 Full Bath fully air-conditioned southeast exposure unit offers one of the largest and best floor plans available in all three buildings. The living area is huge, has a 9" ceiling, BRAND NEW Luxury Vinyl Plank Flooring and offers a fireplace. The kitchen offers top-of-the-line Black STAINLESS STEEL Appliances, GRANITE countertops, and ample cabinets. The en suite laundry is a plus. A lovely master suite features great views in addition to a deluxe ensuite bath and a walk-in closet. Underground TITLED Parking and assigned storage locker are some additional features, which make this unit a perfect one. LRT/C Train station takes you downtown in mins, and Westbrook mall is within walking distance. The amenities galore in this condominium complex, INDOOR SWIMMING POOL, Hot Tub, BIKE STORAGE room, games, and fitness room Murphy bed in the second bedroom is included with the sale. CONDO FEES include full-time Security, property manager, and utilities except for electricity. Call your favourite REALTOR and book a private viewing today!



77 Spruce Place Sw #402

Style: High-Rise (5+)
Subdivision: Spruce Cliff
Occupancy: Vacant
Possession: 15 Days / Neg, Immediate
Parking: Titled, Underground

Calgary
SqFt: 889
Beds: 2/2
Baths: 2/0
Yr Built: 2008

A1046854
List Price: \$289,888.00
Taxes: \$1,909/2019
DOM/CDOM: 176/176
Lot Size: 0 SqFt

Condo Fee: \$600

Mike Ouellette

RE/MAX REALTY PROFESSIONALS

Enjoy the beautiful downtown and golf course views from this recently updated 2 bedroom, 2 bathroom condo. Awesome location within walking distance to the Westbrook LRT, shopping centers and schools. Building amenities include a fitness room, indoor pool and hot tub, games room and 24 security. Features include titled underground parking, storage locker, granite counters, new appliances, new luxury vinyl plank and tile flooring, custom energy efficient blinds, fresh paint and more!



77 Spruce Place Sw #1804

Style: High-Rise (5+)
Subdivision: Spruce Cliff
Occupancy: Tenant
Possession: 30 Days / Neg
Parking: Indoor, Parkade, Titled, Garage Door Opener, Heated Garage, Underground

Calgary
SqFt: 786
Beds: 2/2
Baths: 2/0
Yr Built: 2006

A1079405
List Price: \$290,000.00
Taxes: \$2,019/2019
DOM/CDOM: 35/35
Lot Size:

Condo Fee: \$567

Jerry Thai

MAXWELL CAPITAL REALTY

AMAZING VALUE!! This LUXURIOUS and spaciouly laid out 2 bedroom 2 bathroom apartment situated on the 18th floor comes with TWO titled parking stalls. This modern, FULLY UPGRADED unit, has an open layout with plenty of natural light which also boasts a LARGE BALCONY with BEAUTIFUL VIEWS! Enjoy spectacular unobstructed MOUNTAIN VIEWS from every room. Additional features of this residence include beautiful NEW LAMINATE FLOORS, granite counters throughout, large balcony perfect for entertaining, air conditioning, and FLOOR-TO-CEILING WINDOWS. Encore condominiums is uniquely located close to the SHAGANAPPI GOLF COURSE, plenty of shopping, entertainment, and just a quick commute to downtown. LRT & Public library are just a block away. Amenities include a spacious courtyard with 24 hour on-site security, pool, spa, party room, fitness facilities, playroom and more. Comes with secure storage locker. One of the parking stalls is currently rented out - great opportunity to help off-set the monthly condo fees! Don't miss out on this amazing opportunity - CALL TODAY to book your PRIVATE TOUR!

Avg SqM:	Avg DOM: 78	Avg List \$:	\$288,296
Avg SqFt: 883.33	Active DOM: 35	Avg Sold \$:	

Information herein deemed reliable but not guaranteed. Measurements are as per RMS 2/3/2022 - 12:30 PM

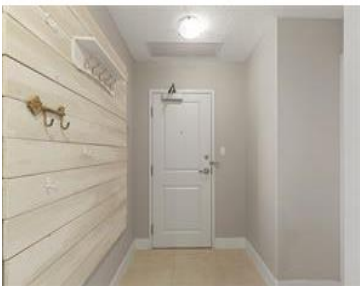
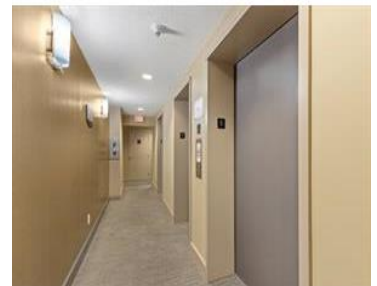
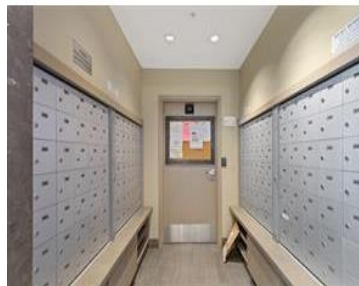
Lily Chan

lily_chan@live.ca

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77 SPRUCE PLACE SW #607, CALGARY ALBERTA T3C 3X6



Lily Chan

lily_chan@live.ca

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77 SPRUCE PLACE SW #1506, CALGARY ALBERTA T3C 3X6



Lily Chan

lily_chan@live.ca

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77 SPRUCE PLACE SW #407, CALGARY ALBERTA T3C 3X6



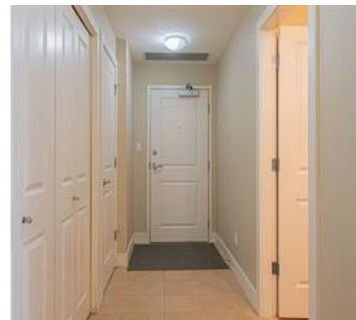
Lily Chan

lily_chan@live.ca

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77 SPRUCE PLACE SW #306, CALGARY ALBERTA T3C 3X6



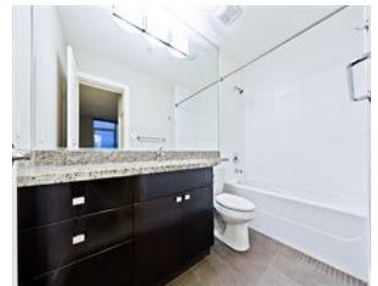
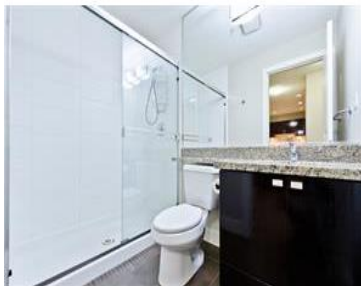
Lily Chan

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77 SPRUCE PLACE SW #401, CALGARY ALBERTA T3C 3X6



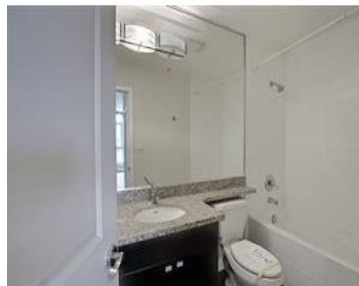
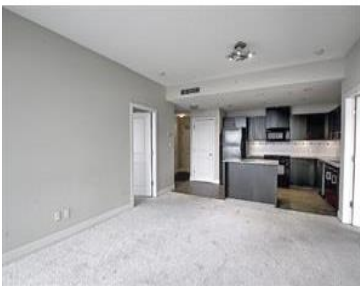
Lily Chan

lily_chan@live.ca

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77 SPRUCE PLACE SW #901, CALGARY ALBERTA T3C 3X6



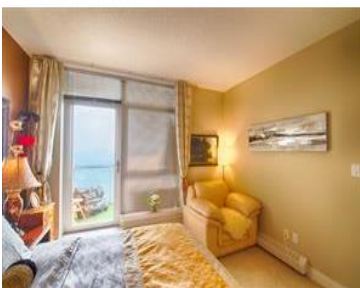
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77 SPRUCE PLACE SW #2407, CALGARY ALBERTA T3C 3X6



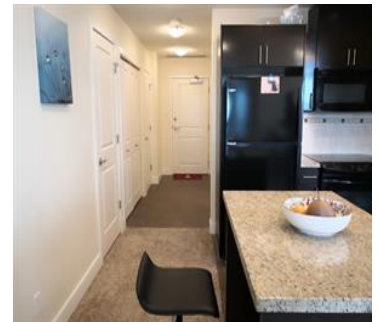
Lily Chan

lily_chan@live.ca

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77 SPRUCE PLACE SW #UNIT 806, CALGARY ALBERTA T3C 3X6



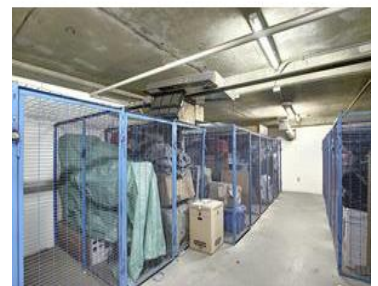
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77 SPRUCE PLACE SW #402, CALGARY ALBERTA T3C 3X6



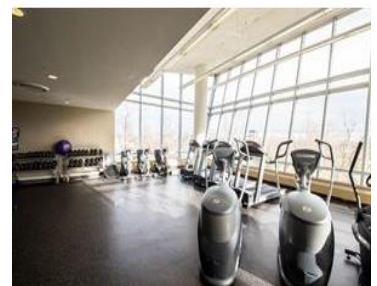
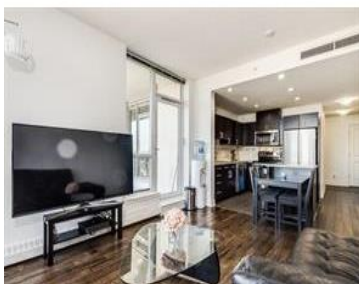
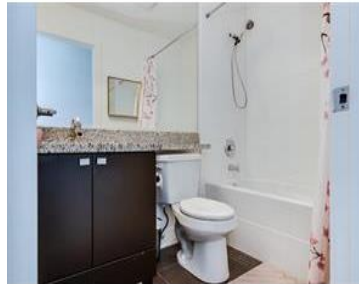
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77 SPRUCE PLACE SW #502, CALGARY ALBERTA T3C 3X6



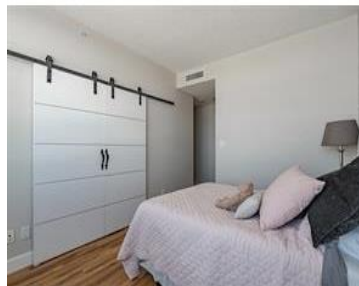
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77 SPRUCE PLACE SW #1804, CALGARY ALBERTA T3C 3X6



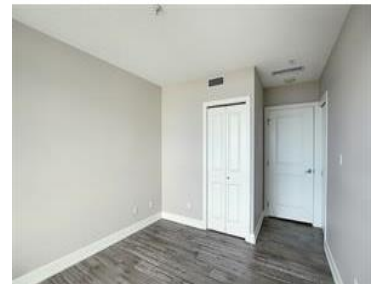
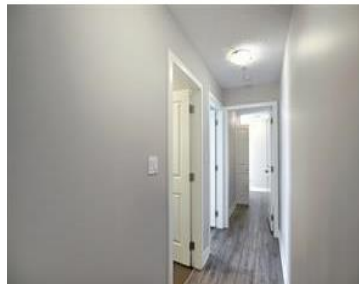
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77 SPRUCE PLACE SW #402, CALGARY ALBERTA T3C 3X6



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77 SPRUCE PLACE SW #506, CALGARY ALBERTA T3C 3X6



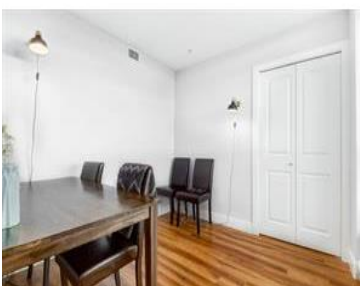
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77 SPRUCE PLACE SW #1804, CALGARY ALBERTA T3C 3X6



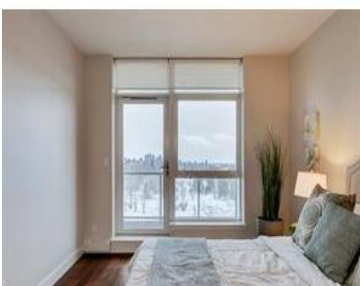
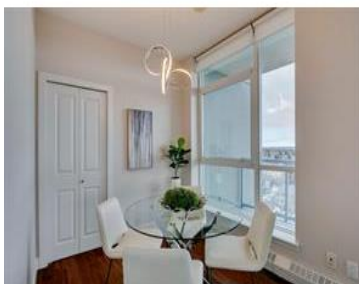
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77 SPRUCE PLACE SW #807, CALGARY ALBERTA T3C 3X6



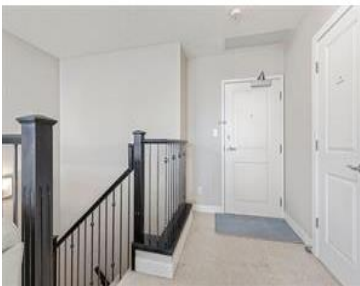
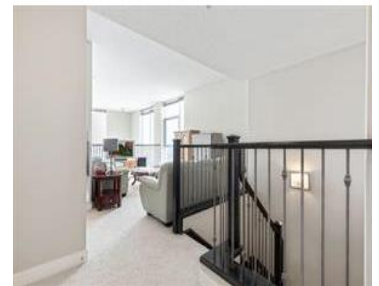
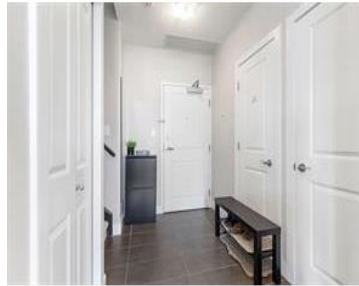
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77 SPRUCE PLACE SW #2603, CALGARY ALBERTA T3C 3X6



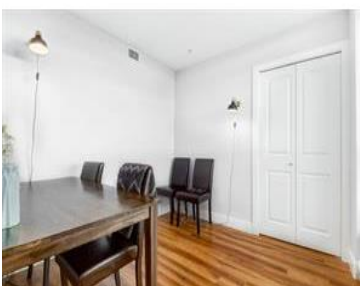
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77 SPRUCE PLACE SW #1804, CALGARY ALBERTA T3C 3X6



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77 SPRUCE PLACE SW #2101, CALGARY ALBERTA T3C 3X6

