

#	MLS®#	Prop Type	St	Current Price	SqFt Address	City	TBD	Baths	DOM	Stat Date
1	<a href="#">A1177355</a>	RESI	A	\$299,900.00	891 77 Spruce Place SW Unit#702	Calgary	2	2	1	2022-02-02
2	<a href="#">A1137570</a>	RESI	P	\$249,000.00	857 77 SPRUCE Place SW Unit#303	Calgary	2	2	168	2022-02-01
3	<a href="#">A1155510</a>	RESI	X	\$294,900.00	891 77 Spruce Place SW Unit#702	Calgary	2	2	95	2022-01-31
4	<a href="#">A1157555</a>	RESI	P	\$299,000.00	845 77 Spruce Place SW Unit#1103	Calgary	2	2	95	2022-01-29
5	<a href="#">A1174905</a>	RESI	A	\$329,900.00	1,024 77 Spruce Place SW Unit#2007	Calgary	2	2	9	2022-01-25
6	<a href="#">A1143147</a>	RESI	X	\$349,900.00	1,024 77 Spruce Place SW Unit#2007	Calgary	2	2	146	2022-01-24
7	<a href="#">A1171454</a>	RESI	S	\$285,000.00	904 77 Spruce Place SW Unit#1506	Calgary	2	2	10	2022-01-23
8	<a href="#">A1166342</a>	RESI	T	\$299,900.00	904 77 Spruce Place SW Unit#1506	Calgary	2	2	33	2022-01-12
9	<a href="#">A1125845</a>	RESI	S	\$288,000.00	895 77 Spruce Place SW Unit#902	Calgary	2	2	186	2022-01-09

Lily Chan  
 lily\_chan@live.ca  
 Ph:



### CMA Summary

Prepared By: Lily Chan

Listings as of 02/03/22 at 10:10 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	A1177355	A	77 Spruce Place #702	2	2	0	2008	891		\$299,900	\$336.59	1
2	A1174905	A	77 Spruce Place #2007	2	2	0	2008	1,024		\$329,900	\$322.17	9
<b>Active Listings Summary</b>				<b>Medians:</b>	2	2	0	958		\$314,900	\$329.38	5
<b># LISTINGS: 2</b>				<b>Minimums:</b>	2	2	0	891.00		\$299,900	\$322.17	1
				<b>Maximums:</b>	2	2	0	1,024		\$329,900	\$336.59	9
				<b>Averages:</b>	2	2	0	957.50		\$314,900	\$329.38	5

##### Expired Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1155510	X	77 Spruce Place #702	2	2	0	2008	891	0.00	\$294,900	\$330.98	95
2	A1143147	X	77 Spruce Place #2007	2	2	0	2008	1,024	0.00	\$349,900	\$341.70	146
<b>Expired Listings Summary</b>				<b>Medians:</b>	2	2	0	958	0.00	\$322,400	\$336.34	121
<b># LISTINGS: 2</b>				<b>Minimums:</b>	2	2	0	891.00	0.00	\$294,900	\$330.98	95
				<b>Maximums:</b>	2	2	0	1,024	0.00	\$349,900	\$341.70	146
				<b>Averages:</b>	2	2	0	957.50	0.00	\$322,400	\$336.34	121

##### Pending Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1137570	P	77 SPRUCE Place #303	2	2	0	2008	857	0.00	\$249,000	\$290.57	168
2	A1157555	P	77 Spruce Place #1103	2	2	0	2008	845	0.00	\$299,000	\$353.85	95

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

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

#### Residential

<u>Pending Listings Summary</u>		Medians:	2	2	0	851	0.00	\$274,000	\$322.21	132
# LISTINGS:	2	Minimums:	2	2	0	845.00	0.00	\$249,000	\$290.57	95
		Maximums:	2	2	0	857	0.00	\$299,000	\$353.85	168
		Averages:	2	2	0	850.97	0.00	\$274,000	\$322.21	132

#### 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	A1171454	S	77 Spruce Place #1506	2	2	0	2008	904	0.00	\$299,900	\$331.89	\$315.41	95.03%	\$285,000	1/23/22	10
2	A1125845	S	77 Spruce Place #902	2	2	0	2008	895	0.00	\$299,900	\$335.08	\$321.79	96.03%	\$288,000	1/9/22	186

<u>Sold Listings Summary</u>		Medians:	2	2	0	899	0.00	\$299,900	\$333.49	\$318.60	95.53%	\$286,500	98
# LISTINGS:	2	Minimums:	2	2	0	895.00	0.00	\$299,900	\$331.89	\$315.41	95.03%	\$285,000	10
		Maximums:	2	2	0	904	0.00	\$299,900	\$335.08	\$321.79	96.03%	\$288,000	186
		Averages:	2	2	0	899.30	0.00	\$299,900	\$333.49	\$318.60	95.53%	\$286,500	98

#### Terminated Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1166342	T	77 Spruce Place #1506	2	2	0	2008	904	0.00	\$299,900	\$331.89	33

<u>Terminated Listings Summary</u>		Medians:	2	2	0	904	0.00	\$299,900	\$331.89	33
# LISTINGS:	1	Minimums:	2	2	0	903.60	0.00	\$299,900	\$331.89	33
		Maximums:	2	2	0	904	0.00	\$299,900	\$331.89	33
		Averages:	2	2	0	903.60	0.00	\$299,900	\$331.89	33

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### CMA Summary

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

Quick Statistics ( 9 Listings Total )				
	Min	Max	Average	Median
List Price	\$249,000	\$349,900	\$302,478	\$299,900
Sold Price	\$285,000	\$288,000	\$286,500	\$286,500

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## Residential

### Active



**77 Spruce Place Sw #702**  
**Style:** Apartment  
**Subdivision:** Spruce Cliff  
**Occupancy:** Tenant  
**Possession:** 30 Days / Neg  
**Parking:** Underground  
 Robert Nawrocki

**Calgary**  
**SqFt:** 891  
**Beds:** 2/2  
**Baths:** 2/0  
**Yr Built:** 2008

**A1177355**  
**List Price:** \$299,900.00  
**Taxes:** \$1,766/2021  
**DOM/CDOM:** 1/96  
**Lot Size:**

**Condo Fee:** \$635

GRAND REALTY

Welcome to this very private, corner unit boasting a panoramic view on the golf course and the Calgary downtown. Upgraded with stainless steel appliances and granite counter tops offers loads of kitchen cabinet space. The unit open floor plan provides a great flow and the floors to ceiling windows make it very bright. Two bedrooms are very good size, the closets are large and the master bedroom comes with an attached master en- suit bathroom. The price includes underground parking stall and storage locker. The complex offers fantastic swimming pool and recreational facilities. All of that across the street form the golf course, a train station , Westbrook Mall and minutes from the downtown of Calgary. Definitely must to see unit! Book your private showing now!



**77 Spruce Place Sw #2007**  
**Style:** High-Rise (5+)  
**Subdivision:** Spruce Cliff  
**Occupancy:** Vacant  
**Possession:** 15 Days / Neg  
**Parking:** Underground  
 Donald Wong

**Calgary**  
**SqFt:** 1024  
**Beds:** 2/2  
**Baths:** 2/0  
**Yr Built:** 2008

**A1174905**  
**List Price:** \$329,900.00  
**Taxes:** \$2,329/2021  
**DOM/CDOM:** 9/155  
**Lot Size:**

**Condo Fee:** \$742

2% REALTY

Soaring on the 20th floor with Stunning Downtown views! This 2 bedroom + den & 2 bathroom corner unit w/ 2 balconies and underground parking is the one you're looking for! This unit has been well exceptionally well maintained & recently touched up throughout with newer flooring, paint, and refinished Espresso stained cabinetry. The kitchen & bathrooms features granite counters, stainless steel appliances, upgraded vinyl 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.

<b>Avg SqM:</b>	<b>Avg DOM:</b> 5	<b>Avg List \$:</b> \$314,900
<b>Avg SqFt:</b> 957.50	<b>Active DOM:</b> 155	<b>Avg Sold \$:</b>

# Residential

## Expired



### 77 Spruce Place Sw #702

**Style:** Apartment  
**Subdivision:** Spruce Cliff  
**Occupancy:** Tenant  
**Possession:** 60 Days / Neg  
**Parking:** Underground

**Calgary**  
**SqFt:** 891  
**Beds:** 2/2  
**Baths:** 2/0  
**Yr Built:** 2008

**A1155510**  
**List Price:** \$294,900.00  
**Taxes:** \$1,766/2021  
**DOM/CDOM:** 95/95  
**Lot Size:**

**Condo Fee:** \$635

Robert Nawrocki

GRAND REALTY

Welcome to this very private, corner unit boasting a panoramic view on the golf course and the Calgary downtown. Upgraded with stainless steel appliances and granite counter tops offers loads of kitchen cabinet space. The unit open floor plan provides a great flow and the floors to ceiling windows make it very bright. Two bedrooms are very good size, the closets are large and the master bedroom comes with an attached master en- suit bathroom. The price includes underground parking stall and storage locker. The complex offers fantastic swimming pool and recreational facilities. All of that across the street form the golf course, a train station , Westbrook Mall and minutes from the downtown of Calgary. Definitely must to see unit! Book your private showing now! The Seller's financing available.



### 77 Spruce Place Sw #2007

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

**Calgary**  
**SqFt:** 1024  
**Beds:** 2/2  
**Baths:** 2/0  
**Yr Built:** 2008

**A1143147**  
**List Price:** \$349,900.00  
**Taxes:** \$2,329/2021  
**DOM/CDOM:** 146/146  
**Lot Size:**

**Condo Fee:** \$707

Donald Wong

2% REALTY

Soaring on the 20th floor with Stunning Downtown views! This 2 bedroom + den & 2 bathroom corner unit w/ 2 balconies and underground parking is the one you're looking for! This unit has been well exceptionally well maintained & recently touched up throughout with newer flooring, paint, and refinished Espresso stained cabinetry. The kitchen & bathrooms features granite counters, stainless steel appliances, upgraded vinyl 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.

**Avg SqM:**

957.50

**Avg DOM:** 121

**Active DOM:** 146

**Avg List \$:** \$322,400

**Avg Sold \$:**

# Residential

## Pending



### 77 Spruce Place Sw #303

**Style:** High-Rise (5+)  
**Subdivision:** Spruce Cliff  
**Occupancy:** Vacant  
**Possession:** Immediate, Negotiable  
**Parking:** Heated Garage, Titled, Underground

**Calgary**  
**SqFt:** 857  
**Beds:** 2/2  
**Baths:** 2/0  
**Yr Built:** 2008

**A1137570**  
**List Price:** \$249,000.00  
**Taxes:** \$1,781/2021  
**DOM/CDOM:** 168/168  
**Lot Size:**

**Condo Fee:** \$628 Carl Pocock

CENTURY 21 BAMBER REALTY LTD.

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 throughout and a newer stackable LG Washer and Dryer. The immaculately maintained kitchen offers plenty of cooking space with granite countertops and lots of storage. This condo offers the best for both seasons; a gas fire place for the winter nights and an A/C unit for the hot summer days. The balcony delivers a view of the garden and the night lights of Bow Trail - downtown and the neighboring golf course are also within sight! Access the large indoor pool, fitness centre and rec room included with your condo fees. Moving in will be easy with an oversized, 12-foot-wide parking space located next to the elevator. Downtown is a 5 minute drive and bus routes greet you within a few steps of the door. 24 hour security onsite.



### 77 Spruce Place Sw #1103

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

**Calgary**  
**SqFt:** 845  
**Beds:** 2/2  
**Baths:** 2/0  
**Yr Built:** 2008

**A1157555**  
**List Price:** \$299,000.00  
**Taxes:** \$1,962/2021  
**DOM/CDOM:** 95/95  
**Lot Size:**

**Condo Fee:** \$572 Jenny Lee

MAXWELL CAPITAL REALTY

FABULOUS LOCATION - A QUICK COMMUTE TO DOWNTOWN, ALONG THE LRT ROUTE, OVERLOOKING THE GOLF COURSE AND JUST STEPS TO WESTGATE MALL. YOU WILL LOVE THIS BRIGHT, BEAUTIFULLY FINISHED CORNER SUITE IN THE DESIRABLE LOCATION OF SPRUCE CLIFF. GRANITE COUNTER TOPS FOR KITCHEN WITH NEW DISHWASHER & MICROWAVE AND 2 BATHROOMS, CORNER FIREPLACE, AIR CONDITIONING, IN-SUITE LAUNDRY WITH NEW WASHER AND DRYER, 9' KNOCK DOWN CEILING. LAMIANTE FLOOR INSTALLED AND MUCH MUCH MORE! TWO LARGE SIZE BEDROOMS, THE MASTER WITH ENSUITE. CLOSE PROXIMITY TO SHOPPING, SCHOOLS, LIBRARY, GOLF COURSE, RESTAURANTS AND PARKS. THIS CONDO "ENCORE" HAS ITS' CLUB WITH WORKOUT CENTER AND POOL. WELCOME HOME! TERRIFIC VALUE!!

<b>Avg SqM:</b>	<b>Avg DOM:</b> 132	<b>Avg List \$:</b> \$274,000
<b>Avg SqFt:</b> 850.97	<b>Active DOM:</b> 95	<b>Avg Sold \$:</b>

## Residential

### Sold



#### 77 Spruce Place Sw #1506

**Style:** High-Rise (5+)  
**Subdivision:** Spruce Cliff  
**Occupancy:** Vacant  
**Possession:** Immediate  
**Parking:** Garage Door Opener, Parkade, Parking Lot, Stall, Underground

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

**A1171454**  
**List Price:** \$299,900.00  
**Taxes:** \$1,965/2021  
**DOM/CDOM:** 10/160  
**Lot Size:**

**Condo Fee:** \$636

Eric Blas

EXP REALTY

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!

**Sold Price:** \$285,000

**SP/SF:** 315.41

**Sold Date:** 01/23/2022



#### 77 Spruce Place Sw #902

**Style:** Apartment, High-Rise (5+)  
**Subdivision:** Spruce Cliff  
**Occupancy:** Owner  
**Possession:** 15 Days / Neg  
**Parking:** Underground

**Calgary**  
**SqFt:** 895  
**Beds:** 2/2  
**Baths:** 2/0  
**Yr Built:** 2008

**A1125845**  
**List Price:** \$299,900.00  
**Taxes:** \$1,814/2021  
**DOM/CDOM:** 186/186  
**Lot Size:**

**Condo Fee:** \$605

Mingu Kyoung

MAXWELL CAPITAL REALTY

LOCATION? VIEW? CONVENIENCE? AND STYLE? Got them all here! This fantastic 2 bed & 2 bath condo surely fits your lifestyle with AC for hot days, the open concept floor plan & knockdown 9ft ceiling for the spacious atmosphere, and floor to ceiling giant windows to capturing the breath-taking panoramic view of the skyscrapers in downtown and the green golf course. The gorgeous laminate floor throughout and no more ugly carpet. The kitchen features ample space for all your favorite plates in modern cabinetry with under mount lightings, thick granite countertop, under mount sink, garburator, functional island with breakfast nook, and black appliances for easy care. You can add a dining table at the middle which you can use as a working station or host large gatherings. The huge living room makes easy furniture configuration, corner fireplace to warm up the evenings, and the east and south-facing windows to showcase awesome view from the morning through the night, and also soaking up the natural lights all day long. The primary bedroom with south facing windows, walk-in closet, and 4pc ensuite bathroom with luxurious light fixtures and granite countertop. There is another bathroom with a cheater door to the second bedroom which makes perfect sense to have kids or roommates.

**Sold Price:** \$288,000

**SP/SF:** 321.79

**Sold Date:** 01/09/2022

<b>Avg SqM:</b>	<b>Avg DOM:</b> 98	<b>Avg List \$:</b>	<b>\$299,900</b>
<b>Avg SqFt:</b> 899.30	<b>Active DOM:</b> 186	<b>Avg Sold \$:</b>	<b>\$286,500</b>

### Terminated



#### 77 Spruce Place Sw #1506

**Style:** High-Rise (5+)  
**Subdivision:** Spruce Cliff  
**Occupancy:** Vacant  
**Possession:** Immediate  
**Parking:** Garage Door Opener, Parkade, Parking Lot, Stall, Underground

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

**A1166342**  
**List Price:** \$299,900.00  
**Taxes:** \$1,967/2021  
**DOM/CDOM:** 33/150  
**Lot Size:**

**Condo Fee:** \$606

Eric Blas

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!

<b>Avg SqM:</b>	<b>Avg DOM:</b> 33	<b>Avg List \$:</b>	<b>\$299,900</b>
<b>Avg SqFt:</b> 903.60	<b>Active DOM:</b> 150	<b>Avg Sold \$:</b>	



Lily Chan

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Ph:



77 SPRUCE PLACE SW #702, CALGARY ALBERTA T3C 3X6





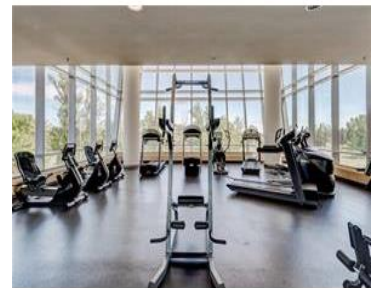
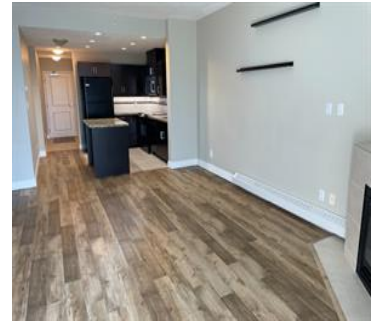
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77 SPRUCE PLACE SW #303, CALGARY ALBERTA T3C 3X6





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77 SPRUCE PLACE SW #702, CALGARY ALBERTA T3C 3X6





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77 SPRUCE PLACE SW #1103, CALGARY ALBERTA T3C 3X6





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**77 SPRUCE PLACE SW #2007, CALGARY ALBERTA T3C 3X6**





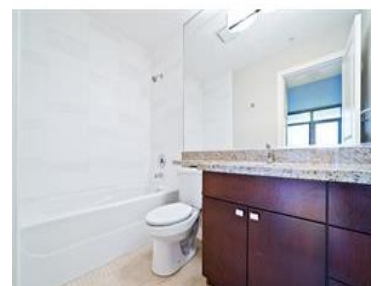
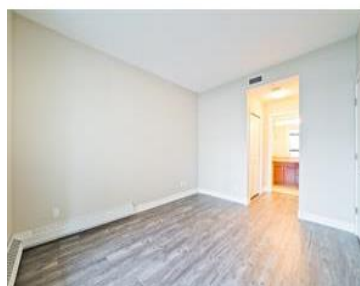
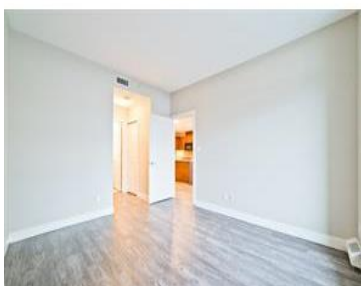
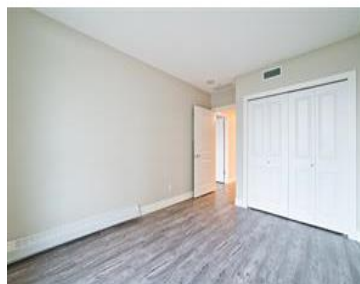
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**77 SPRUCE PLACE SW #2007, CALGARY ALBERTA T3C 3X6**





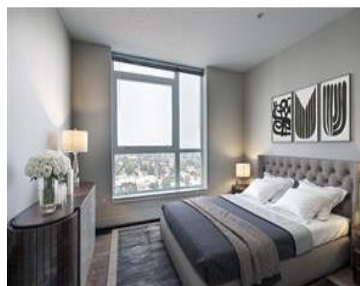
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Ph:



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





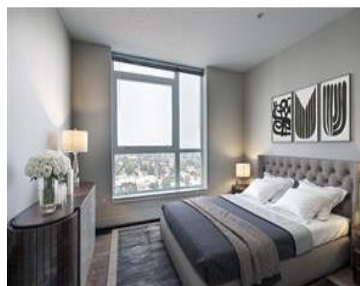
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77 SPRUCE PLACE SW #1506, CALGARY ALBERTA T3C 3X6





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**77 SPRUCE PLACE SW #902, CALGARY ALBERTA T3C 3X6**

