

**2404, 77 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2260065**



**\$509,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,200
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		
<b>Inclusions:</b>	None		

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.