

\$435,000 - 2804, 99 Spruce Place Sw, Calgary

MLS® #A2113579

\$435,000

2 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

This unit is not one to miss! Views As far as the eye can see!!! Only the penthouse is higher than this Fabulous 28th Floor. This south facing Balcony will allow ample sunshine in the unit throughout the day. On top of that it is a fully air-conditioned unit!! the unit has 2 bedrooms and 2 bathrooms, 2 underground titled parking stalls in fantastic "Ovation in Westgate Park". Amazing 180-degree Panoramic views include the Mountains, Downtown, Golf course & everything in between! 9'ceilings, so bright with walls of windows & in suite laundry. Great amenities include full time security...The Club with extensive gym facilities, swimming pool & hot tub, games room w/ billiards & ping pong, & party room w/ kitchen. The Light rail transit and Public Library is located in a short walk across the road. Perfect location to get away from the hustle and bustle of downtown Calgary, but a short c-train ride or bike to downtown. Perfect commute for the downtown workers. Rent upgrades are freshly painted walls and baseboards(2024), washer and dryer(2022) Flooring(2020).



Built in 2010

Essential Information

MLS® #	A2113579
Price	\$435,000
Sold Price	\$420,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2804, 99 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X7

Amenities

Amenities	Fitness Center, Indoor Pool, Party Room
Parking Spaces	2
Parking	Titled, Underground

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	30

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	April 14th, 2024
Days on Market	37
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Bow Realty
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