

\$427,800 - 304, 99 Spruce Place Sw, Calgary

MLS® #A2130081

\$427,800

2 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Location, Location! Welcome to Move-In-Ready condo at Ovation Tower at Westgate Park! Original Owner! This Sun-filled south facing unit with 2 bedrooms, 2 bathroom and large living room offers fantastic Rocky Mountains and Downtown Calgary Views! New Flooring and painting, Central AC. Bright living room with 9'™ ceiling and cozy gas fireplace. Contemporary kitchen with lots of cabinets, granite countertop with stainless steel appliances, gas stove & washer/dryer. One underground titled parking stall and lots of visitor parking plus one assigned storage. This condo have tons of amenities: Indoor Swimming Pool, Hot Tub, Sauna, Fitness Room, Game Room, Lounge, 24 hours on site security, Bike Storage, etc. Next to Westbrook C-train station, Golf, Shopping Mall, Playground, School, Restaurant, etc. Minutes from downtown by car or transit. Don't miss this gem and call today!

Built in 2010

Essential Information

MLS® #	A2130081
Price	\$427,800
Sold Price	\$407,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	930



Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	304, 99 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X7

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Indoor Pool, Recreation Facilities, Service Elevator(s), Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	31

Exterior

Exterior Features	Lighting
Construction	Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	June 2nd, 2024

Days on Market	24
Zoning	DC (pre 1P2007)
HOA Fees	0.00
Listing Details	
Listing Office	Century 21 Bravo Realty



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