

\$399,990 - 1205, 99 Spruce Place Sw, Calgary

MLS® #A2132647

\$399,990

2 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

*** PRICE IMPROVEMENT! *** BACK TO MARKET DUE TO BUYER UNABLE TO OBTAIN FINANCING*** Welcome home to your CORNER UNIT at Ovation, the newest tower in the complex where your lifestyle meets convenience and TONS OF AMENITIES: Indoor Pool, Hot Tub, Fitness Centre, Owner's Lounge w/ Games Room to name a few! When you arrive home and park in your TITLED HEATED PARKING STALL, you'll be comforted by the 24 HR SECURITY, separately gated VISITOR PARKING, and easy access to all 3 buildings as well as all the amenities using a +15 walkway system (ideal for Calgary's cold winters). When you reach the 12th floor and open your door, you're greeted by tons of natural light through the FLOOR TO CEILING WINDOWS with sunny SOUTH and WEST EXPOSURES, but glad that CENTRAL A/C is on today. You take a moment to appreciate the stylish patterned tile surround framing your ELECTRIC FIREPLACE and easy to clean LUXURY VINYL PLANK FLOORING. Walking out onto your expansive balcony to enjoy the summer breeze, you marvel at the majestic MOUNTAIN VIEWS, one of the many things you love about coming home! You think to yourself, should you prepare a meal at home in your OPEN CONCEPT kitchen/living/dining fully equipped with GAS STOVE and GRANITE COUNTERS, or is it easier to head to WESTBROOK MALL (2 mins), or even 17th AVE SW (3 mins)? You silently thank yourself



for choosing this location, because even your commute to Downtown is a short 5 min drive or quick walk over to the WESTBROOK LRT! An active lifestyle is important for you and your furry friend – immerse yourself in nature along BOW RIVER WALKING/BIKING PATHS (10 min walk), Edworthy Park (7 mins), or show off your skills to your friends with so much practice at SHAGGANAPPI GOLF COURSE (3 mins). What are you waiting for – make this vision a reality today!

Built in 2010

Essential Information

MLS® #	A2132647
Price	\$399,990
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1205, 99 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X7

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Party Room, Playground, Pool, Recreation Facilities, Recreation Room, Spa/Hot Tub,
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	Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Electric Gate, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	32
Basement	None

Exterior

Exterior Features	Courtyard, Lighting, Uncovered Courtyard
Roof	Tar/Gravel
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 25th, 2024
Date Sold	September 19th, 2024
Days on Market	117
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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