

\$450,000 - 1207, 99 Spruce Place Sw, Calgary

MLS® #A2142923

\$450,000

3 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

PRICE REDUCED Great Value for this 3-bedroom condo at \$450,000! Welcome to this Beautiful View Apartment with 2 Titled Parking Stalls, boasting 3 Beds and 2 Baths, conveniently located just off the Bow Trail with views of the community and a scenic golf course in Spruce Cliff! Freshly Painted for the whole unit!

This unit features a spacious 9'™ ceiling and an open floor plan encompassing the Living room and Kitchen. The Living room is enhanced by a large L-shaped window, an electric fireplace and leads to a private Balcony offering picturesque views – perfect for enjoying tranquil moments. The generously sized Kitchen showcases granite countertops, a gas stove, and stainless steel appliances, floor-to-ceiling cabinets, seamlessly connecting to the Living room. Beside the Kitchen is a Dining area and it can convert to a Den.

The Primary Bedroom is complemented by a large window, a spacious walk-in closet, and a 4 pc Ensuite Bath featuring granite countertops. There are two additional good-sized Bedrooms and a second Full Bath with a granite countertop vanity. Convenient in-suite Laundry facilities complete this unit.

Residents of this condo apartment enjoy access to an indoor lap swimming pool, hot tub, lounge area, fitness center, and 24-hour



on-site security. The unit includes TWO Underground Titled Parking Stalls, a separate Storage Locker, and ample visitor parking.

Located mere steps from the golf course and Westbrook C-Train Station, and just minutes from Downtown, Westbrook Mall shopping, restaurants, schools, Edworthy Park, and extensive trail systems—this apartment offers both convenience and lifestyle. Don't miss out on this exceptional opportunity!

Built in 2010

Essential Information

MLS® #	A2142923
Price	\$450,000
Sold Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1207, 99 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X7

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Park, Parking, Party Room,
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	Playground, Pool, Recreation Facilities, Recreation Room, Spa/Hot Tub, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Underground

Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	31

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	October 9th, 2024
Days on Market	111
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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