

# \$375,000 - 1103, 99 Spruce Place Sw, Calgary

MLS® #A2153150

**\$375,000**

2 Bedroom, 2.00 Bathroom, 832 sqft

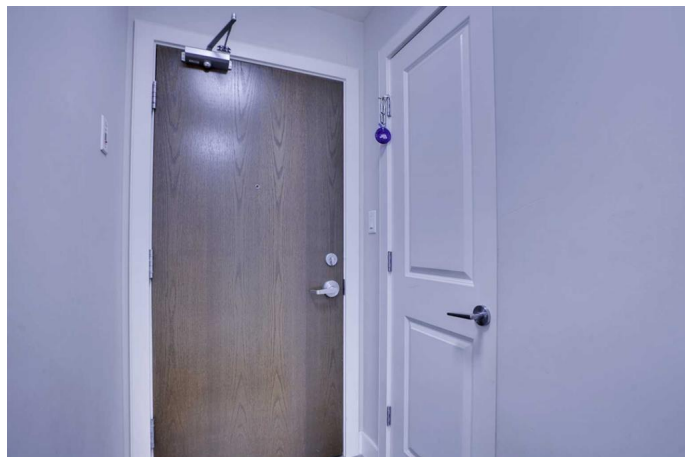
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

"WATCH 3D TOUR Discover an exceptional condo in the Ovation, the newest of three distinguished buildings in the complex, offering unmatched security and luxury. Unlike the other buildings, Ovation is equipped with high security, where the key fob grants access only to your specific floor, ensuring privacy and peace of mind. This building has the most owners compared to the others, with a strict policy against Airbnb rentals, fostering a close-knit community atmosphere.

This prime location is just minutes from downtown, LRT, shopping, golf, and bike trails. Situated steps away from Bow Trail, the unit boasts breathtaking city and mountain views. The south-facing, air-conditioned condo features 2 bedrooms, 2 baths, and is in excellent condition. It includes new luxury vinyl plank flooring, fresh carpet, granite counters, full-height cabinets, stainless steel appliances (including a newer dishwasher), and a gas stove in the bright open kitchen. The unit also comes with a full-size, newer washer and dryer.

Cozy up by the electric fireplace while basking in the natural light streaming through the windows. Additionally, there's a TITLED UNDERGROUND PARKING STALL! The complex offers fantastic amenities, including a full fitness studio, recreation room (available for event rentals), lap pool, hot tub, bike room, extra storage, and indoor visitor parking. Plus,



benefit from the convenience of 24-hour security.

Welcome to the Ovationâ€”a grand opportunity awaits. Schedule a showing today!"

Built in 2010

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2153150       |
| Price          | \$375,000      |
| Sold Price     | \$367,500      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 832            |
| Acres          | 0.00           |
| Year Built     | 2010           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1103, 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, Parking, Playground, Recreation Room, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 1                                                                                                            |
| Parking        | Titled, Underground                                                                                          |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
|-------------------|---------------------------------|

|                 |                                                                      |
|-----------------|----------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating         | Hot Water, Natural Gas                                               |
| Cooling         | Central Air                                                          |
| Fireplace       | Yes                                                                  |
| # of Fireplaces | 1                                                                    |
| Fireplaces      | Gas                                                                  |
| # of Stories    | 32                                                                   |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Roof              | Tar/Gravel |
| Construction      | Concrete   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | July 27th, 2024   |
| Date Sold      | August 29th, 2024 |
| Days on Market | 33                |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 0.00              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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