

\$485,000 - 2207, 99 Spruce Place Sw, Calgary

MLS® #A2155870

\$485,000

3 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this Beautiful Apartment with 2 Titled Parking Stalls, boasting 3 Beds and 2 Baths, conveniently located just off the Bow Trail with the gorgeous Downtown view and a scenic golf course in Spruce Cliff. No carpet for the whole unit! Newer Deluxe Vinyl plank throughout the unit. This unit features a spacious 9'™ ceiling and an open floor plan encompassing the Living room and Kitchen. The spacious Living room is enhanced by a large window, and an electric fireplace and leads to a private Balcony offering picturesque views – perfect for enjoying tranquil moments. Newer Quartz Window Sills for all the windows. The generously sized Kitchen showcases granite countertops, a gas stove, and stainless steel appliances, cabinets go up to ceiling height. 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. A good size Den is perfect for your home office. Convenient in-suite Laundry facilities complete this unit. The unit also comes with Air conditioning that is great for those hot Summer days. 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® #	A2155870
Price	\$485,000
Sold Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2207, 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, Pool, Park, Party Room, Recreation Facilities, Recreation Room, Spa/Hot Tub, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled, 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	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	31

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	November 11th, 2024
Days on Market	96
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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