

\$539,900 - 132, 99 Spruce Place Sw, Calgary

MLS® #A2176655

\$539,900

2 Bedroom, 3.00 Bathroom, 1,412 sqft

Residential on 1.13 Acres

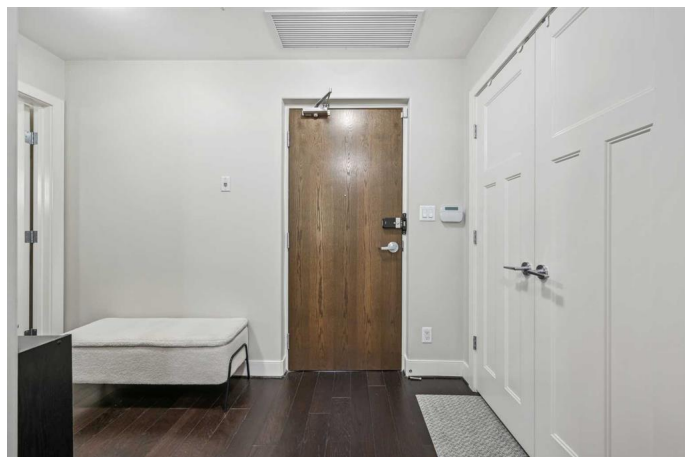
Spruce Cliff, Calgary, Alberta

Executive air conditioned 2 storey end unit townhome in show home condition located in the Ovation. Very bright & open plan features full length windows, 9ft ceilings, 2 bedrooms ,3 bathrooms, Gourmet Kitchen is equipped with a centre island & breakfast eating bar, granite countertops, stainless steel appliances, open to large dining area & great room with a gas fireplace. Patio doors leading out to spacious south facing patio. 2-pc powder room & in suite laundry. Gorgeous staircase leading to large master bedroom with 4-pc ensuite with soaker tub & shower, his & her closets. 2nd bedroom with a 3-pc ensuite & patio door leading out to the patio that overlooks the court yard & main entrance. Staircase leading down to large storage room & double attached secured garage. Quiet location, steps from Westbrook, LRT & minutes to downtown. Amenities include indoor pool, hot tub, well equipped fitness area, meeting & games room. Building security & bicycle storage room. Great for an investor. Exceptional Value!

Built in 2007

Essential Information

MLS® #	A2176655
Price	\$539,900
Sold Price	\$510,000
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,412
Acres	1.13
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	132, 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, Playground, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, High Ceilings
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Oven-Built-In, Gas Cooktop, Microwave, Washer
Heating	Natural Gas, Baseboard
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other
Lot Description	Landscaped

Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2024
Date Sold	November 25th, 2024
Days on Market	21
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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