



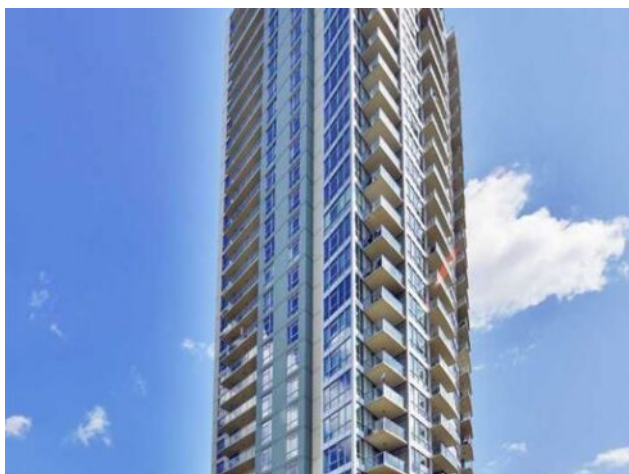
GRASSROOTS
REALTY GROUP

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**2103, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2231500



\$365,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, See Remarks		

Inclusions: NA

This modern 2-bedroom, 2-bathroom unit (with A/C) faces south from the 21st floor of Ovation Tower, with super quick access to the LRT and all the amenities at Westbrook Mall. Spectacular panoramic views to the south, west and east from floor-to-ceiling windows and your spacious balcony. This is a great floor plan with all spacious rooms, including a very comfortable living area, and a super-functional kitchen. You'll enjoy exclusive access to The Club, a luxurious facility that includes an indoor swimming pool, fitness centre, party room, and games room. This is also a pet-friendly building. It includes a titled underground parking and a storage locker. Fantastic location adjacent to Shaganappi Golf Course, mere minutes to downtown, or a short walk to Westbrook LRT Station.