



**907, 99 Spruce Place SW  
Calgary, Alberta**

**MLS # A2284451**



**\$449,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,100

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** n/a

Ideally located just off Bow Trail, this bright and spacious 3-bedroom condo offers scenic golf course views and exceptional convenience. The open-concept layout seamlessly connects the kitchen, dining, and living areas, highlighted by a cozy corner fireplace and patio doors that lead to a large private balcony&mdash;perfect for relaxing or entertaining. The kitchen is complemented by a versatile flex room, ideal for a formal dining area or home office. Tile flooring enhances the foyer, kitchen, and bathrooms, while plush carpeting adds warmth and comfort throughout the main living spaces. The primary bedroom features a 4-piece ensuite and a generous walk-in closet. Two additional bedrooms and a full main bathroom are conveniently located down the hall. Residents enjoy premium building amenities, including an indoor swimming pool, hot tub, fully equipped fitness centre, stylish lounge area, and 24-hour security for added peace of mind. Unbeatable access to Westbrook C-Train Station, Westbrook Mall, nearby restaurants, and extensive walking and biking paths. Just minutes from downtown, this home offers the perfect balance of tranquility and urban convenience. \*\*\*SEE VIRTUAL TOUR\*\*\*