



**2706, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2300928



\$495,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,044 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 922
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Furniture can be negotiated

Welcome to Ovation Tower, a pristine "condo in the sky" that offers breathtaking panoramic views of the Rocky Mountains and downtown Calgary. This bright residence features a large open kitchen with exceptional storage and granite countertops, leading into a spacious living area with nine-foot ceilings, a fireplace, and air conditioning. The thoughtful layout includes a dedicated den for a home office and two comfortable bedrooms, each providing access to a private balcony for soaking in morning sunrises over downtown and evening mountain sunsets. The unit is completed with two full bathrooms, in suite laundry, TWO titled parking spaces and a storage locker. Residents enjoy premium building amenities such as a state-of-the-art fitness studio, a lap pool, and a hot tub, along with the convenience of two secured underground parking stalls and a separate storage locker. Located just a short walk from shopping, Shaganappi Point Golf Course, the West LRT, and a short 6 minute drive to downtown, this location can't be beat! Schedule your showing of this spectacular property today!