



**1907, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2132188



\$479,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,157 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 995
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, See Remarks		

Inclusions: none

Location! Location! Location! Great Value for this Rare find spacious 3 bedroom+ den!! 2 full baths! Location! Location! Welcome to Ovation at Westgate Park! Enjoy upscale life style at the OVATION – loaded with amenities – gym/fitness center with high ceilings with views of golf course , swimming pool and hot tub, games room with billiards and ping pong! This unit comes with a functional open plan with 9 ft. ceilings; a spacious living room/Dining area with large ceiling to floor windows for extra lights and views. There’s also a cozy gas fireplace in the living room & a door to an oversized balcony. The open kitchen includes granite counters and backsplash. Master bedroom includes a walk in closet and an ensuite with tub. The “Ovation” is just minutes to downtown via Bow Trail and next to the Shaganappi Golf Course off Bow Trail. You can walk across the street to Westbrook Shopping mall with restaurants, public library and Walmart! Westbrook is the first underground station in Calgary's light rail transit (LRT) system. Easy access to major routes such as Crowchild Trail and Sarcee Trail which gives easy access to the beautiful Edworthy Park, the University of Calgary, Richmond and Westhills Shopping Centre, Ambrose University and other amenities. This concrete building offers a +15 for you to access the amenities building so that you don’t have to worry about going outdoors in severe weather conditions such as rainstorm or snow! Book your viewing appointment now!