



**1205, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2132647

\$419,900



Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	949 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Electric Gate, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 784
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	None		

*** PRICE IMPROVEMENT! *** Welcome home to your CORNER UNIT at Ovation, the newest tower in the complex where your lifestyle meets convenience and TONS OF AMENITIES: Indoor Pool, Hot Tub, Fitness Centre, Owner's Lounge w/ Games Room to name a few! When you arrive home and park in your TITLED HEATED PARKING STALL, you'll be comforted by the 24 HR SECURITY, separately gated VISITOR PARKING, and easy access to all 3 buildings as well as all the amenities using a +15 walkway system (ideal for Calgary's cold winters). When you reach the 12th floor and open your door, you're greeted by tons of natural light through the FLOOR TO CEILING WINDOWS with sunny SOUTH and WEST EXPOSURES, but glad that CENTRAL A/C is on today. You take a moment to appreciate the stylish patterned tile surround framing your ELECTRIC FIREPLACE and easy to clean LUXURY VINYL PLANK FLOORING. Walking out onto your expansive balcony to enjoy the summer breeze, you marvel at the majestic MOUNTAIN VIEWS, one of the many things you love about coming home! You think to yourself, should you prepare a meal at home in your OPEN CONCEPT kitchen/living/dining fully equipped with GAS STOVE and GRANITE COUNTERS, or is it easier to head to WESTBROOK MALL (2 mins), or even 17th AVE SW (3 mins)? You silently thank yourself for choosing this location, because even your commute to Downtown is a short 5 min drive or quick walk over to the WESTBROOK LRT! An active lifestyle is important for you and your furry friend – immerse yourself in nature along BOW RIVER WALKING/BIKING PATHS (10 min walk), Edworthy Park (7 mins), or show off your skills to your friends with so much practice at SHAGGANAPPI GOLF COURSE (3 mins). What are you waiting for… make this

vision a reality today!