



**604, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2142565



\$424,500

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	927 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 784
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: none

Location, location, Location! Welcome to Ovation Tower at Westgate Park. This beautiful condo located just off Bow Trail offers views of the Rocky Mountains and spectacular city views of Downtown Calgary. Large open kitchen with an amazing amount of storage and counter space. Both bedrooms are a great size and the master bedroom is extra large with plenty of room for a king sized bed and side tables on either side, also has its own 4 piece ensuite and double closets! So many features including granite counter tops, Stainless steal appliances, gas stove, air conditioning, electric fireplace and full sized premium washer and dryer. In suite storage and 1 huge separate storage locker on parking level 2. ! Underground secured titled parking stall and plenty of visitor parking available. Ownership includes exclusive use of the Westgate Park Club, which includes games room, INDOOR SWIMMING POOL and HOT TUB, party room and fully equipped exercise facility (weights, machines, cardio). the Ovation is connected to this facility by means of a +15 system so you never have to venture into the cold! This Development also has a secure bike room and 24 hour security! Take a short walk to Shopping and new west LRT putting you DOWNTOWN IN 6 MINUTES! Call today to view! FRESHLY PAINTED AND CLEANED CARPET !