



**1207, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2142923



\$479,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,164 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,019
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this Beautiful View Apartment with 2 Titled Parking Stalls, boasting 3 Beds and 2 Baths, conveniently located just off the Bow Trail with views of the community and a scenic golf course in Spruce Cliff! Freshly Painted for the whole unit! This unit features a spacious 9' ceiling and an open floor plan encompassing the Living room and Kitchen. The Living room is enhanced by a large L-shaped window, an electric fireplace and leads to a private Balcony offering picturesque views — perfect for enjoying tranquil moments. The generously sized Kitchen showcases granite countertops, a gas stove, and stainless steel appliances, floor-to-ceiling cabinets, seamlessly connecting to the Living room. Beside the Kitchen is a Dining area and it can convert to a Den. The Primary Bedroom is complemented by a large window, a spacious walk-in closet, and a 4 pc Ensuite Bath featuring granite countertops. There are two additional good-sized Bedrooms and a second Full Bath with a granite countertop vanity. Convenient in-suite Laundry facilities complete this unit. Residents of this condo apartment enjoy access to an indoor lap swimming pool, hot tub, lounge area, fitness center, and 24-hour on-site security. The unit includes TWO Underground Titled Parking Stalls, a separate Storage Locker, and ample visitor parking. Located mere steps from the golf course and Westbrook C-Train Station, and just minutes from Downtown, Westbrook Mall shopping, restaurants, schools, Edworthy Park, and extensive trail systems—this apartment offers both convenience and lifestyle. Don't miss out on this exceptional opportunity!