



**1103, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2153150



\$384,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	832 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 705
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

****WATCH 3D TOUR**** Discover this exceptional condo in a prime location, just minutes from downtown, LRT, shopping, golf, and bike trails. Situated steps away from Bow Trail, this beautiful unit boasts breathtaking city and mountain views. The south-facing, air-conditioned condo features 2 bedrooms, 2 baths, and is in excellent condition. You’ll appreciate the new luxury vinyl plank flooring, fresh carpet, granite counters, full-height cabinets, stainless appliances (including a newer dishwasher), and a gas stove in the bright open kitchen. Plus, enjoy the convenience of a full-size, newer washer and dryer. Cozy up by the electric fireplace while taking in the abundance of natural light through the windows. There’s a TITLED UNDERGROUND PARKING STALL! The complex offers a full fitness studio, recreation room (rent for an event), lap pool, hot tub, bike room, extra storage, and indoor visitor parking. And don’t forget the 24-hour security! Welcome to the Ovation—a grand opportunity awaits. Schedule a showing today!