



**1104, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2197043



\$439,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	930 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating: Baseboard

Floors: Carpet, Ceramic Tile

Roof: Flat

Basement: -

Exterior: Concrete

Foundation: -

Features: Elevator

Water: -

Sewer: -

Condo Fee: \$ 803

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

Experience luxury living at The Ovation, the west side's premier high-rise. Wake up to stunning 12th-floor views of the mountains and downtown, just steps from the Westbrook LRT station and across from the scenic Shaganappi Golf Course. Inside, you'll find a sleek, modern design featuring inset-handle cabinetry, granite countertops and backsplashes, undermount sinks, and stylish tile flooring in a timeless neutral palette. The master bedroom offers a private retreat with a four-piece ensuite and his-and-hers closets, while the living room is perfect for entertaining with its cozy corner fireplace. Recent upgrades include a new refrigerator and washer/dryer for added convenience. Residents enjoy exclusive access to the Westgate Park Club, featuring an indoor pool, hot tub, party room, and a fully-equipped gym, all connected via a plus-15 walkway. The building's elegant lobby showcases beautiful Travertine tile with wood accents. The unit includes one heated underground parking stall and an out-of-suite storage locker. Don't miss this opportunity to live in luxury at The Ovation!