



**GRASSROOTS**  
REALTY GROUP

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**1902, 99 Spruce Place SW  
Calgary, Alberta**

**MLS # A2201296**



**\$650,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 1,324
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** n/a

Wake up every day to breathtaking, unobstructed views of Calgary's skyline and the majestic Rocky Mountains in this stunning two-story condo, thoughtfully designed for both luxury and everyday comfort. Floor-to-ceiling windows flood the space with natural light, creating an open and inviting atmosphere. Whether sipping coffee in the morning or hosting friends at night, the sweeping views never fail to impress. At the heart of the home is a gourmet kitchen with rich wood cabinetry, sleek granite countertops, and high-end stainless steel appliances. The open-concept layout connects the kitchen, dining, and living areas, making it easy to host. The main level also features a well-appointed bedroom and full bathroom—ideal for guests or convenient main-floor living. Whether as a home office, guest room, or retreat, this space offers flexibility and comfort. Upstairs, the ambiance shifts to one of peaceful seclusion. A spacious loft overlooks the Shaganappi Golf Course and offers front-row views of the Stampede fireworks by night. Whether used as a home office, reading nook, or lounge, the scenery will inspire you daily. The primary suite is a true sanctuary, complete with a luxurious ensuite and large windows capturing panoramic city and mountain views so you wake up to beauty every day. CANCEL YOUR GYM MEMBERSHIP - this property also offers resort-style amenities. Enjoy a full-size indoor pool, hot tub, sauna, and a fitness center with cardio machines and free weights. The games room features pool and card tables for relaxed socializing, and a large shared meeting room is perfect for events or remote work. With on-site management and 24/7 security, your home is always well-maintained and secure. The location is just as impressive. A five-minute walk to the C-Train makes commuting simple, while 17th Avenue's shops, cafes, and restaurants are just ten minutes

on foot. Across the street, Shaganappi Golf Course offers summer golf and winter cross-country skiing. Whether heading downtown in five minutes or escaping to the Rockies in under an hour, this location delivers the best of both worlds. Added perks include TWO titled u/g parking spaces, a secure storage locker, and 2 private balconies. Every detail has been considered for a lifestyle of luxury, comfort, and convenience. With unmatched views, top-tier amenities, and a prime location, this two-story condo offers an exceptional lifestyle in one of Calgary's most desirable neighborhoods. Book your private viewing today.