



2104, 99 Spruce Place SW
Calgary, Alberta

MLS # A2204906



\$429,900

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:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 2104 ,99 Spruce Place! This modern spacious luxurious condo offers an exceptional living experience, perfect balance of convenience and lifestyle in the highly sought-after Ovarions at Westgate Park, a short commute to downtown, Westbrook LRT station, Westbrook Mall , bus stops, Golf Course and easy access to major freeways. Step into a BRIGHT, open-concept living space featuring floor-to-ceiling windows that flood the unit with natural light and showcase the breathtaking Calgary skyline with MOUNTAIN VIEWS. This unit, located on the 21st floor, features a sleek kitchen designed for both style and functionality, breakfast bar , boasting GRANITE countertops & backsplash , stainless steel appliances, and ample cabinetry—perfect for cooking and entertaining. A fireplace frames the living room for a cozy home. The spacious primary bedroom includes double oversized closets and a private ensuite, creating a serene retreat. Floor-to-ceiling windows on one entire wall creates a bright and lively space. The well-appointed second bedroom serves as an excellent room for guests, roommates, or a home office. A second full 4-piece bathroom adds convenience and privacy. Enjoy year-round comfort with central air conditioning and in-suite laundry. The oversized balcony is perfect for morning coffee or evening relaxation, offering stunning panoramic views of Rocky Mountain and the City. Living at Ovarions means access to luxury amenities, including a fitness centre, indoor swimming pool, hot tub , party room and games room. Plus 24-hour security patrol, this pet-friendly building offers one TITLED heated underground parking and one storage locker. Don’t miss this opportunity—schedule your private viewing today!