



GRASSROOTS
REALTY GROUP

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2006, 99 SPRUCE Place SW
Calgary, Alberta

MLS # A2205869



\$495,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,048 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 968
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: NA

Welcome to Ovation at Westgate Park, where luxury meets location! This large and spacious executive 2-bedroom + den condo is perfectly situated just steps from Westbrook CTrain Station, minutes to downtown, Edworthy Park, Westbrook Mall, and Shaganappi Golf Course. Offering breathtaking panoramic views of downtown Calgary, Shaganappi Golf Course, the Bow River, McMahon Stadium, and west to the mountains, this is easily one of the most desirable units in the building. From the moment you step inside, you'll appreciate the flood of natural light pouring in from the windows, enhancing the spacious feel of the 9 ft ceilings and open floor plan. The gourmet kitchen features granite counters, stainless steel appliances, a gas range, and an oversized eating bar, ideal for entertaining. The living room is the perfect space to unwind with a cozy electric fireplace and convenient and direct access to not just one, but two expansive and exclusive balconies, where you can enjoy morning coffee sunrises or evening sunsets. The primary suite offers a spacious retreat complete with a walk-in closet featuring an upgraded storage system and crystal chandelier, a private ensuite bath, and direct access to one of the balconies. The second bedroom is generously sized and features its own access to the second balcony. Additionally, there is a flex den space — perfect for a home office or additional storage. Completing the layout is a second full bathroom and full-sized ensuite washer and dryer, making this unit both functional and stylish. This thoughtfully designed and distinctive floor plan strikes a perfect balance between practicality and privacy, offering an efficient flow throughout the living spaces while ensuring a discreet separation between the bedrooms. To complement the unit, two titled side-by-side underground parking stalls and a large

private storage locker, giving you ample space to keep all your essentials organized — whether it’s for seasonal items, outdoor gear, or hobbies. Living at Ovation also gives you exclusive access to resort-style amenities: 24-hour onsite security, fully equipped fitness facility, Olympic-sized indoor pool & hot tub, Owner’s lounge for private events, Games room with ping pong and billiards tables, bike storage room and Indoor guest parking. With central air conditioning, luxury vinyl flooring, and two balconies, this home is truly turn-key. Whether you’re seeking an inner-city lifestyle, an executive residence, or a lock-and-leave opportunity, this condo checks every box.