

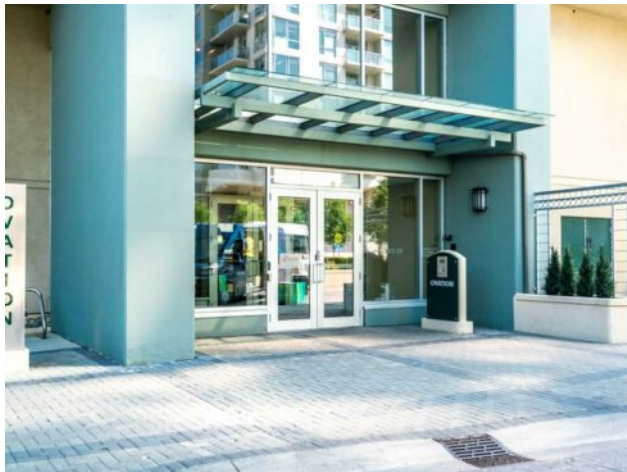


**GRASSROOTS**  
REALTY GROUP

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2102, 99 Spruce Place SW  
Calgary, Alberta

MLS # A2206830



**\$655,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Spruce Cliff                       |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Multi Level Unit         |        |                   |
| Size:     | 1,597 sq.ft.                       | Age:   | 2010 (15 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Guest, Parkade, Secured, Stall     |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |          |
|-------------|---|------------|----------|
| Heating:    | Baseboard, Natural Gas  | Water:     | -        |
| Floors:     | Carpet, Hardwood, Tile  | Sewer:     | -        |
| Roof:       | Flat  | Condo Fee: | \$ 1,364 |
| Basement:   | -   | LLD:       | -        |
| Exterior:   | Concrete  | Zoning:    | DC       |
| Foundation: | Poured Concrete   | Utilities: | -        |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |            |          |

Inclusions: N/A

Welcome to your dream home nestled in Spruce Cliff, boasting breathtaking views of the Shaganappi golf course from either of your two balconies! This stunning two-bedroom, two-bathroom condominium spans two levels, exuding modern elegance and comfort. The kitchen opens up to the dining and living rooms, creating an ideal entertaining space. The upper den overlooks the lower level, seamlessly blending functionality with style. Appreciate the convenience of two side-by-side titled parking spots in the secure underground parkade. Moreover, indulge in a wealth of building amenities, including an indoor pool and gym, ensuring residents enjoy a lifestyle of convenience and luxury in this well-managed condominium building, complete with full-time security.