

# \$439,900 - 1104, 99 Spruce Place Sw, Calgary

MLS® #A2197043

**\$439,900**

2 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

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.

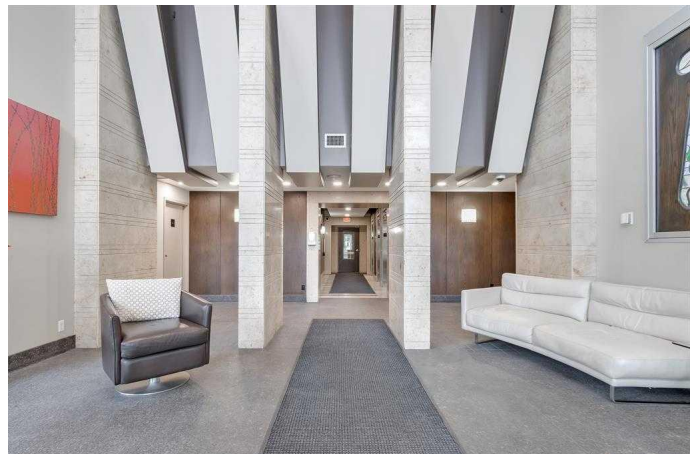
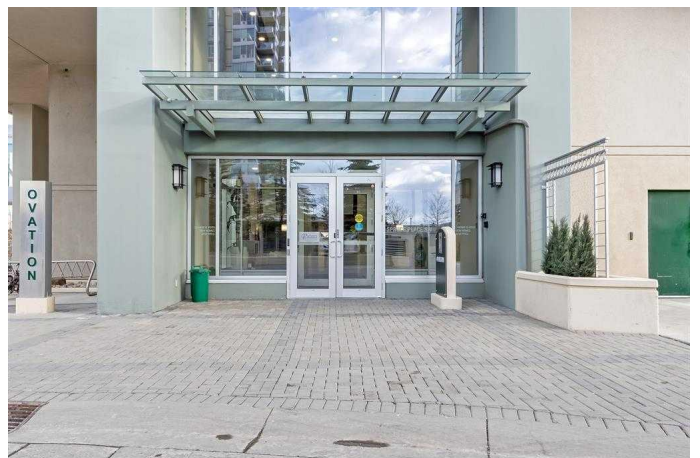
Residents enjoy exclusive access to the Westgate Park Club, featuring an indoor pool, hot tub, party room, and a fully-equipped gym, all connected via a plus-15 walkway. The building's elegant lobby showcases beautiful Travertine tile with wood accents. The unit includes one heated underground parking stall and an out-of-suite storage locker. Don't miss this opportunity to live in luxury at The Ovation!

Built in 2010

## Essential Information

MLS® #                   A2197043

Price                     \$439,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1104, 99 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3c3x7

### **Amenities**

Amenities	Clubhouse, Elevator(s), Fitness Center, Gazebo, Indoor Pool, Party Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Elevator
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	31

### **Exterior**

Exterior Features	Balcony, Storage, Courtyard
Lot Description	Views

Roof	Flat
Construction	Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	43
Zoning	DC

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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