

# \$414,900 - 1104, 99 Spruce Place Sw, Calgary

MLS® #A2217091

**\$414,900**

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!

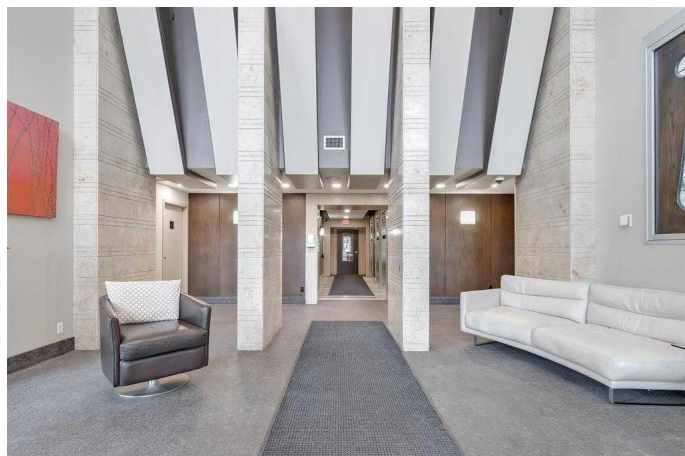
Built in 2010

## Essential Information

MLS® #                      A2217091

Price                        \$414,900

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	Bicycle Storage, Elevator(s), Playground, Fitness Center, Indoor Pool, Pool, Party Room, Recreation Facilities
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Elevator
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Gas Stove
Heating	Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	31

### **Exterior**

Exterior Features	Balcony, Courtyard, Storage
Construction	Concrete

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	40
Zoning	DC

## **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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