

# \$409,900 - 605, 99 Spruce Place Sw, Calgary

MLS® #A2225653

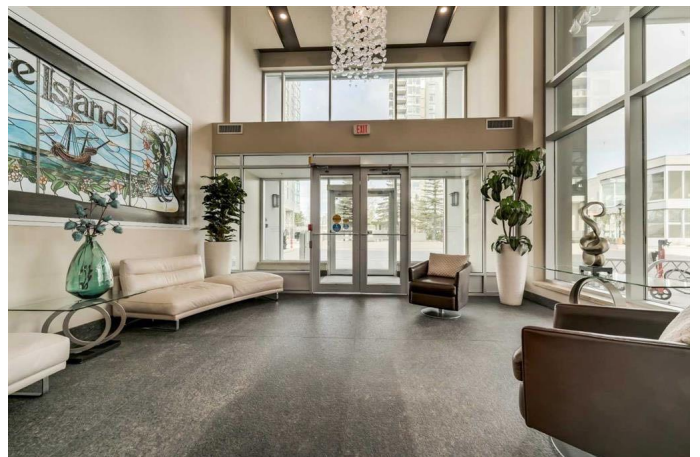
**\$409,900**

2 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to your new home in the Ovation Building at Westgate Park. Offering 2 indoor parking spots This is a fabulous location and amazing views from this terrific, refreshed IMMEDIATE possession condo! Just professionally PAINTED and cleaned for you. TWO titled parking stalls ! NEW (2024) oversized LG washer and dryer that you control from your phone. Frigidaire natural gas stove, microwave, and brand NEW refrigerator for the serious chef who enjoys entertaining. The Bosch dishwasher is ultra quiet and makes this kitchen just perfect. Nothing to do, just move right in and make this your beautiful new home!! This 2-bedroom - 2-bathroom Executive Condo offers air conditioning, 9 ft ceilings, and elegance to the space. There are large closets throughout, and the master suite boasts a large walk-in closet. The 2 luxurious bathrooms for this condo have everything you desire. This is a CORNER condo unit which has two walls of windows with the SW exposure, that you can enjoy throughout the year. The engineered HARDWOOD and tile throughout offer that extra touch of luxury to this amazing condo. You can access the fitness room, swimming pool, and jacuzzi through the plus 15 that is located in your lobby, so you donâ€™t need to go outside in Calgaryâ€™s cold winters to enjoy the amenities. Evenings can be enjoyed with the Electric fireplace and everything you need at your fingertips. If you are an avid golfer, the Shaganappi Point Golf Course (



Public course ) is just across the street, and you can store your golf cart and clubs in the large front closet of your suite. There is 24-hour onsite security in this convenient location building. Book your showing TODAY to view this amazing condo; it won't last long. It's the PERFECT home and is move-in ready!!

Built in 2010

### **Essential Information**

MLS® #	A2225653
Price	\$409,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	934
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	605, 99 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X7

### **Amenities**

Amenities	Elevator(s), Fitness Center, Visitor Parking, Indoor Pool, Recreation Room, Spa/Hot Tub
Parking Spaces	2
Parking	Heated Garage, Parkade
# of Garages	2

## Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	32

## Exterior

Exterior Features	Lighting, Other
Construction	Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	13
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Seller Direct Real Estate
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