



THE
A-TEAM

**RE/MAX
FIRST**

99 SPRUCE Place #2102, Calgary T3C 3X7

MLS® #: **A2098175**

Area: **Spruce Cliff**

Listing Date: **01/10/24**

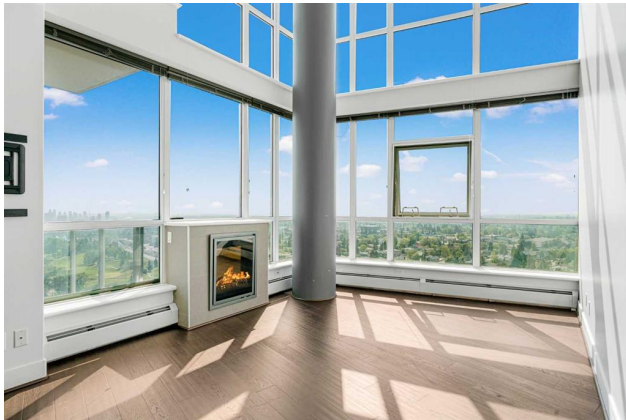
List Price: **\$687,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,596**
Low Sqft:
Ttl Sqft: **1,596**

Access:
Lot Feat:
Park Feat:

Secured,Stall

DOM

130

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Multi Level Unit**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`3" x 10`3"
Living Room	Main	15`2" x 11`8"
Laundry	Upper	6`8" x 4`11"
Bedroom	Upper	11`0" x 10`0"
4pc Ensuite bath	Upper	10`10" x 5`6"

Room	Level	Dimensions
Dining Room	Main	10`0" x 10`0"
Loft	Upper	13`6" x 11`0"
Bedroom - Primary	Upper	11`0" x 10`0"
3pc Bathroom	Main	10`10" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$1,332

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1010834**

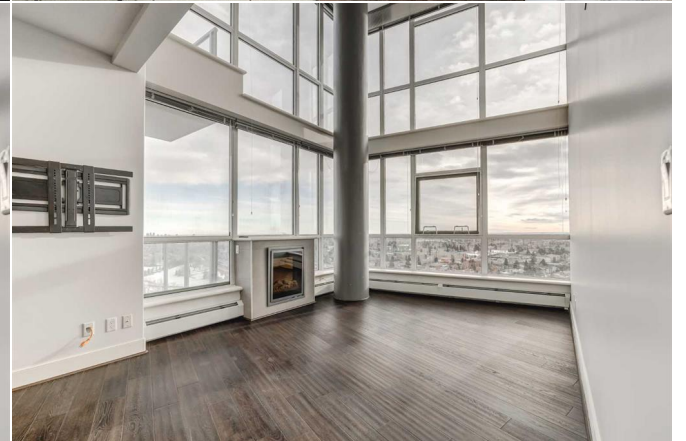
Remarks

Pub Rmks: **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.**

Inclusions: **None**
Property Listed By: **Sotheby's International Realty Canada**

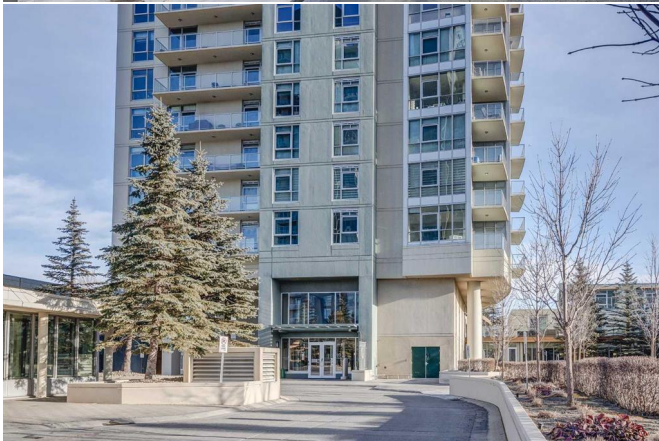
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













#2102 - 99 Spruce Pl SW, 01.05.2024
Main 884.67 sq ft/ 82.19 m2
Upper 712.17 sq ft/ 66.16 m2
RMS Area 1,596.84 sq ft/ 148.35 m2

