



THE
A-TEAM

**RE/MAX
FIRST**

99 SPRUCE Place #132, Calgary T3C 3X7

MLS® #: **A2112390**

Area: **Spruce Cliff**

Listing Date: **03/06/24**

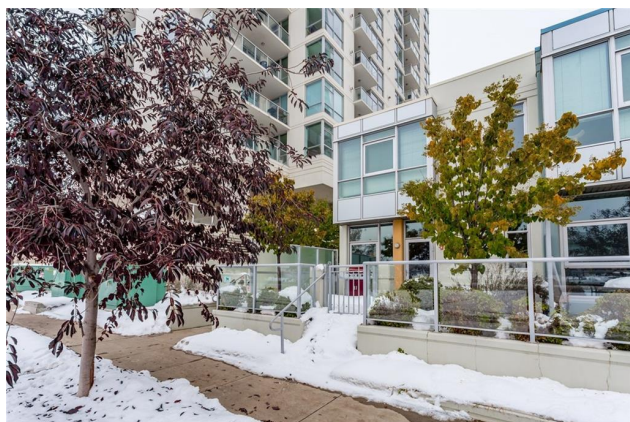
List Price: **\$573,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **49,180 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,411**
Low Sqft:
Ttl Sqft: **1,411**

DOM

74

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached,Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`4" x 13`6"
Dining Room	Main	11`6" x 8`8"
Storage	Main	11`0" x 7`11"
Bedroom	Upper	13`9" x 12`10"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Kitchen	Main	11`6" x 9`0"
Den	Upper	8`1" x 3`3"
Bedroom - Primary	Upper	16`4" x 10`1"
Storage	Upper	7`8" x 4`9"
3pc Ensuite bath	Upper	

Legal/Tax/Financial

Condo Fee:
\$1,136

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1010834**

Remarks

Pub Rmks: **Executive air conditioned 2 storey end unit townhome in show home condition located in the Ovation. Very bright & open plan features full length windows, 9ft ceilings, 2 bedrooms ,3 bathrooms, Gourmet Kitchen with centre island & breakfast eating bar, granite countertops, stainless steel appliances, open to large dining area & great room with a gas fireplace. Patio doors leading out to spacious south facing patio. 2-pc powder room & in suite laundry. Gorgeous staircase leading to large master bedroom with 4-pc ensuite with soaker tub & shower, his & her closets. 2nd bedroom with a 3-pc ensuite & patio door leading out to the patio that overlooks the court yard & main entrance. Staircase leading downs to large storage room & double attached secured garage. Quiet location, steps from Westbrook, LRT & minutes to downtown. Amenities include indoor pool, hot tub, well equipped fitness area, meeting & games room. Building security & bicycle storage room. Great for an investor. Exceptional Value!**

Inclusions: **Dishwasher, Gas Cooktop, Garage Control(s), Microwave, Oven-Built-in Range Hood, Refrigerator, Washer, Window Coverings**

Property Listed By: **Greater Property Group**

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







