



THE
A-TEAM

**RE/MAX
FIRST**

99 SPRUCE Place #1907, Calgary T3C 3X7

MLS®#: **A2132188**

Area: **Spruce Cliff**

Listing Date: **05/16/24**

List Price: **\$479,900**

Status: **Active**

County: **Calgary**

Change: **-\$60k, 01-Jul**

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: **1,156**
Low Sqft:
Ttl Sqft: **1,156**

DOM

135
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony, Courtyard, Storage**

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

Kitchen Appl: **Dishwasher, European Washer/Dryer Combination, Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings**
Int Feat: **Granite Counters, Open Floorplan, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Laundry	Main	3`0" x 2`11"
Entrance	Main	8`7" x 5`10"
Living/Dining Room Combination	Main	19`10" x 12`8"
Office	Main	8`9" x 8`5"
Bedroom	Main	9`7" x 10`0"
Bedroom - Primary	Main	12`4" x 10`11"
Walk-In Closet	Main	7`8" x 6`0"

Room	Level	Dimensions
Furnace/Utility Room	Main	2`6" x 2`11"
Kitchen	Main	8`6" x 10`9"
Balcony	Main	6`11" x 18`9"
Bedroom	Main	9`6" x 10`3"
3pc Bathroom	Main	8`0" x 4`11"
4pc Ensuite bath	Main	7`10" x 4`10"

Condo Fee:
\$995

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1010834**

Remarks

Pub Rmks: **Location! Location! Location! Great Value for this Rare find spacious 3 bedroom+ den!! 2 full baths! Location! Location! Welcome to Ovation at Westgate Park! Enjoy upscale life style at the OVATION - loaded with amenities - gymn/fitness center with high ceilings with views of golf course , swimming pool and hot tub, games room with billiards and ping pong! This unit comes with a functional open plan with 9 ft. ceilings; a spacious living room/Dining area with large ceiling to floor windows for extra lights and views. There's also a cozy gas fireplace in the living room & a door to an oversized balcony. The open kitchen includes granite counters and backsplash. Master bedroom includes a walk in closet and an ensuite with tub. The "Ovation" is just minutes to downtown via Bow Trail and next to the Shaganappi Golf Course off Bow Trail. You can walk across the street to Westbrook Shopping mall with restaurants, public library and Walmart! Westbrook is the first underground station in Calgary's light rail transit (LRT) system. Easy access to major routes such as Crowchild Trail and Sarcee Trail which gives easy access to the beautiful Edworthy Park, the University of Calgary, Richmond and Westhills Shopping Centre, Ambrose University and other amenities. This concrete building offers a +15 for you to access the amenities building so that you don't have to worry about going outdoors in severe weather conditions such as rainstorm or snow! Book your viewing appointment now!**

Inclusions:
Property Listed By: **none**
TREC The Real Estate Company

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











