



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 SPRUCE Place #1205, Calgary T3C 3X7**

MLS®#: **A2132647**

Area: **Spruce Cliff**

Listing Date: **05/25/24**

List Price: **\$419,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 20-Jun**

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: **949**  
Low Sqft:  
Ttl Sqft: **949**

DOM

**31**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

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

Access:

Lot Feat:

Park Feat:

**Additional Parking,Electric Gate,Parkade,Secured,Stall,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard,Fireplace(s),Natural Gas**  
Sewer:  
Ext Feat: **Courtyard,Lighting,Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 13`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`8" x 9`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 4`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 10`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$784**

Title:  
**Fee Simple**

Zoning:  
**DC (pre 1P2007)**

Fee Freq:  
**Monthly**

Legal Desc: **1010834**

Remarks

Pub Rmks: **\*\*\* PRICE IMPROVEMENT! \*\*\* Welcome home to your CORNER UNIT at Ovation, the newest tower in the complex where your lifestyle meets convenience and TONS OF AMENITIES: Indoor Pool, Hot Tub, Fitness Centre, Owner's Lounge w/ Games Room to name a few! When you arrive home and park in your TITLED HEATED PARKING STALL, you'll be comforted by the 24 HR SECURITY, separately gated VISITOR PARKING, and easy access to all 3 buildings as well as all the amenities using a +15 walkway system (ideal for Calgary's cold winters). When you reach the 12th floor and open your door, you're greeted by tons of natural light through the FLOOR TO CEILING WINDOWS with sunny SOUTH and WEST EXPOSURES, but glad that CENTRAL A/C is on today. You take a moment to appreciate the stylish patterned tile surround framing your ELECTRIC FIREPLACE and easy to clean LUXURY VINYL PLANK FLOORING. Walking out onto your expansive balcony to enjoy the summer breeze, you marvel at the majestic MOUNTAIN VIEWS, one of the many things you love about coming home! You think to yourself, should you prepare a meal at home in your OPEN CONCEPT kitchen/living/dining fully equipped with GAS STOVE and GRANITE COUNTERS, or is it easier to head to WESTBROOK MALL (2 mins), or even 17th AVE SW (3 mins)? You silently thank yourself for choosing this location, because even your commute to Downtown is a short 5 min drive or quick walk over to the WESTBROOK LRT! An active lifestyle is important for you and your furry friend - immerse yourself in nature along BOW RIVER WALKING/BIKING PATHS (10 min walk), Edworthy Park (7 mins), or show off your skills to your friends with so much practice at SHAGGANAPPI GOLF COURSE (3 mins). What are you waiting for... make this vision a reality today!**

Inclusions: **None**  
Property Listed By: **Real Broker**

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





