



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 SPRUCE Place #132, Calgary T3C 3X7**

MLS®#: **A2137034**      Area: **Spruce Cliff**      Listing Date: **05/31/24**      List Price: **\$564,900**  
 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:

DOM

**120**  
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**      Construction: **Concrete**  
 Heating: **Baseboard,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      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	Room	Level	Dimensions
Living Room	Main	15`4" x 12`2"	Kitchen	Main	11`8" x 8`11"
Dining Room	Main	15`7" x 10`1"	Library	Upper	8`1" x 15`7"
Foyer	Main	10`3" x 5`3"	Bedroom	Upper	16`4" x 10`1"
Bedroom - Primary	Upper	13`9" x 12`10"	Storage	Upper	4`9" x 4`3"
2pc Bathroom	Main	5`11" x 5`3"	3pc Ensuite bath	Upper	9`8" x 4`10"
4pc Ensuite bath	Upper	8`11" x 8`0"	Storage	Basement	11`0" x 7`11"
Mud Room	Basement	8`0" x 3`11"	Laundry	Main	3`0" x 2`10"

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 is equipped with a 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 down 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**