



THE
A-TEAM

**RE/MAX
FIRST**

99 SPRUCE Place #2102, Calgary T3C 3X7

MLS®#: **A2139089**

Area: **Spruce Cliff**

Listing Date: **06/17/24**

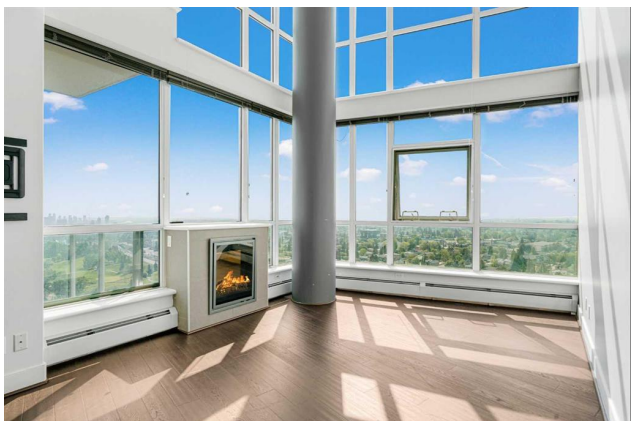
List Price: **\$687,000**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,596**
Low Sqft:
Ttl Sqft: **1,596**

Secured,Stall

DOM

158

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,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
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: **N/A**
Property Listed By: **Sotheby's International Realty Canada**

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