



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 SPRUCE Place #604, Calgary T3C 3X7**

MLS® #: **A2142565**      Area: **Spruce Cliff**      Listing Date: **06/18/24**      List Price: **\$419,800**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 12-Aug**      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: **Stall, Underground**

Finished Floor Area

Abv Sqft: **927**  
 Low Sqft:  
 Ttl Sqft: **927**

DOM

**90**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Fireplace(s),Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Other**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room  
**Kitchen**  
**Living Room**  
**4pc Ensuite bath**

Level  
**Main**  
**Main**  
**Main**

Dimensions  
**8`11" x 8`11"**  
**20`0" x 12`1"**  
**0`0" x 0`0"**

Room  
**Bedroom - Primary**  
**Bedroom**  
**3pc Bathroom**

Level  
**Main**  
**Main**  
**Main**

Dimensions  
**12`11" x 12`0"**  
**10`10" x 11`9"**  
**0`0" x 0`0"**

Legal/Tax/Financial

Condo Fee:  
**\$784**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

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

Legal Desc: **1010834**

Remarks

Pub Rmks: **Location, location, Location! Welcome to Ovation Tower at Westgate Park. This beautiful condo located just off Bow Trail offers views of the Rocky Mountains and spectacular city views of Downtown Calgary. Large open kitchen with an amazing amount of storage and counter space. Both bedrooms are a great size and the master bedroom is extra large with plenty of room for a king sized bed and side tables on either side, also has its own 4 piece ensuite and double closets! So many features including granite counter tops, Stainless steal appliances, gas stove, air conditioning, electric fireplace and full sized premium washer and dryer. In suite storage and 1 huge separate storage locker on parking level 2. ! Underground secured titled parking stall and plenty of visitor parking available. Ownership includes exclusive use of the Westgate Park Club, which includes games room, INDOOR SWIMMING POOL and HOT TUB, party room and fully equipped exercise facility (weights, machines, cardio). the Ovation is connected to this facility by means of a +15 system so you never have to venture into the cold! This Development also has a secure bike room and 24 hour security! Take a short walk to Shopping and new west LRT putting you DOWNTOWN IN 6 MINUTES!Call today to view! FRESHLY PAINTED AND CLEANED CARPET !**

Inclusions:  
Property Listed By: **none**  
**RE/MAX First**

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