



THE
A-TEAM

**RE/MAX
FIRST**

99 SPRUCE Place #1207, Calgary T3C 3X7

MLS®#: **A2142923**

Area: **Spruce Cliff**

Listing Date: **06/20/24**

List Price: **\$450,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **1,164**
Low Sqft:
Ttl Sqft: **1,164**

DOM

100
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`10" x 12`8"
Dining Room	Main	8`4" x 8`3"
Bedroom	Main	10`2" x 9`6"
4pc Ensuite bath	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	10`0" x 8`4"
Bedroom - Primary	Main	12`4" x 11`0"
Bedroom	Main	10`0" x 9`6"
3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$1,019

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **1010834**

Remarks

Pub Rmks: ***PRICE REDUCED* Great Value for this 3-bedroom condo at \$450,000! Welcome to this Beautiful View Apartment with 2 Titled Parking Stalls, boasting 3 Beds and 2 Baths, conveniently located just off the Bow Trail with views of the community and a scenic golf course in Spruce Cliff! Freshly Painted for the whole unit! This unit features a spacious 9' ceiling and an open floor plan encompassing the Living room and Kitchen. The Living room is enhanced by a large L-shaped window, an electric fireplace and leads to a private Balcony offering picturesque views — perfect for enjoying tranquil moments. The generously sized Kitchen showcases granite countertops, a gas stove, and stainless steel appliances, floor-to-ceiling cabinets, seamlessly connecting to the Living room. Beside the Kitchen is a Dining area and it can convert to a Den. The Primary Bedroom is complemented by a large window, a spacious walk-in closet, and a 4 pc Ensuite Bath featuring granite countertops. There are two additional good-sized Bedrooms and a second Full Bath with a granite countertop vanity. Convenient in-suite Laundry facilities complete this unit. Residents of this condo apartment enjoy access to an indoor lap swimming pool, hot tub, lounge area, fitness center, and 24-hour on-site security. The unit includes TWO Underground Titled Parking Stalls, a separate Storage Locker, and ample visitor parking. Located mere steps from the golf course and Westbrook C-Train Station, and just minutes from Downtown, Westbrook Mall shopping, restaurants, schools, Edworthy Park, and extensive trail systems—this apartment offers both convenience and lifestyle. Don't miss out on this exceptional opportunity!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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









