



THE
A-TEAM

**RE/MAX
FIRST**

99 SPRUCE Place #802, Calgary T3C 3X7

MLS®#: **A2154848** Area: **Spruce Cliff** Listing Date: **08/02/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,602**
 Low Sqft:
 Ttl Sqft: **1,602**

DOM

47
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Heated Garage, Parkade**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Elevator, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`5" x 7`3"	Dining Room	Main	10`0" x 9`4"
Living Room	Main	15`5" x 11`7"	Foyer	Main	13`0" x 5`3"
Den	Second	13`9" x 10`8"	Laundry	Second	6`8" x 5`0"
Bedroom - Primary	Second	18`0" x 10`0"	Bedroom	Main	16`4" x 10`0"
3pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,332

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **1010834**

Remarks

Pub Rmks: **Welcome to this exquisite two-level condominium in Spruce Cliff, boasting a prime location just 10 minutes from downtown. Hit the links in the warmer months or x-country ski in the winter months - right outside your door at Shaganappi Point Golf Course! This captivating home offers a perfect blend of elegance and functionality, featuring vaulted ceilings in the living room that infuse the space with an airy ambiance. With two spacious primary bedrooms, each located on separate floors and custom designed California closets, full ensuite bathrooms, and private balconies, luxury and comfort are paramount. The main level features a beautiful kitchen adorned with quality cabinetry, granite countertops, and top-of-the-line appliances. Entertain effortlessly in the open-concept dining and living areas, where the kitchen is seamlessly integrated. Cozy up by the gas fireplace on chilly evenings, or step outside to one of the two balconies to enjoy the stunning views! Upstairs, a den overlooks the lower level, offering additional space for relaxation or productivity. Convenience is key with two heated, titled underground parking stalls, ensuring hassle-free winters without the need to scrape windows. Indulge in the array of amenities offered in the complex, including a large indoor pool, hot tub, state-of-the-art fitness facility, and multi-purpose party room for gatherings and meetings. With central A/C keeping you comfortable year-round and full-time security providing peace of mind, this condominium offers a lifestyle of luxury and convenience.**

Inclusions: **n/a**

Property Listed By: **Property Solutions Real Estate Group Inc.**

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