



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 SPRUCE Place #2207, Calgary T3C 3X7**

MLS® #: **A2155870**

Area: **Spruce Cliff**

Listing Date: **08/07/24**

List Price: **\$499,900**

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: **1,150**  
Low Sqft:  
Ttl Sqft: **1,150**

DOM

**42**  
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,Titled,Underground**

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Tile,Vinyl**  
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	Room	Level	Dimensions
Living Room	Main	19`9" x 12`8"	Kitchen	Main	10`1" x 8`4"
Dining Room	Main	8`5" x 8`3"	Bedroom - Primary	Main	12`3" x 11`0"
Bedroom	Main	10`2" x 9`6"	Bedroom	Main	10`0" x 9`6"
4pc Ensuite bath	Main	0`0" x 0`0"	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: **Welcome to this Beautiful Apartment with 2 Titled Parking Stalls, boasting 3 Beds and 2 Baths, conveniently located just off the Bow Trail with the gorgeous Downtown view and a scenic golf course in Spruce Cliff. No carpet for the whole unit! Newer Deluxe Vinyl plank throughout the unit. This unit features a spacious 9' ceiling and an open floor plan encompassing the Living room and Kitchen. The spacious Living room is enhanced by a large window, and an electric fireplace and leads to a private Balcony offering picturesque views — perfect for enjoying tranquil moments. Newer Quartz Window Sills for all the windows. The generously sized Kitchen showcases granite countertops, a gas stove, and stainless steel appliances, cabinets go up to ceiling height. 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. A good size Den is perfect for your home office. Convenient in-suite Laundry facilities complete this unit. The unit also comes with Air conditioning that is great for those hot Summer days. 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**