



THE A-TEAM

RE/MAX FIRST

99 SPRUCE Place #802, Calgary T3C 3X7

MLS® #: A2172485 Area: Spruce Cliff Listing Date: 10/10/24 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: 1,602
Low Sqft: 1,602
Ttl Sqft: 1,602

DOM

8
Layout
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: High-Rise (5+)

Access:
Lot Feat:
Park Feat: Heated Garage, Parkade, Titled

Parking
Ttl Park: 2
Garage Sz:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Den, Bedroom - Primary, and 3pc Bathroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,332

Fee Simple
Fee Freq:
Monthly

DC

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







