



99 SPRUCE Place #1107, Calgary T3C 3X7

MLS®#: **A2176155** Area: **Spruce Cliff** Listing Date: **10/31/24** List Price: **\$459,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,199**
 Low Sqft:
 Ttl Sqft: **1,199**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**
 Construction: **Concrete**
 Flooring: **Carpet, Hardwood, See Remarks, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Refrigerator, Washer**
 Int Feat: **Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 12`1"	Kitchen	Main	10`0" x 8`3"
Dining Room	Main	12`8" x 7`2"	Bedroom - Primary	Main	12`3" x 11`0"
Bedroom	Main	10`0" x 9`6"	Bedroom	Main	10`2" x 9`6"
4pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"
Den	Main	8`5" x 8`4"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$979

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 1010834

Remarks

Pub Rmks: **Great Value for this 3-bedroom condo under \$460,000! Welcome to this Beautiful View Apartment with a 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! This unit is freshly painted and features a spacious 9' ceiling and an open floor plan encompassing the Living room and Kitchen. The Living room is enhanced by Engineering Hardwood Flooring, 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 with griddle, and stainless steel appliances, floor-to-ceiling cabinets, seamlessly connecting to the Living room. Beside the Kitchen is a Den and it can convert to a Dining area. The Primary Bedroom is complemented by a large window, a spacious walk-in closet with custom organizer, 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 one 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









