



THE
A-TEAM

**RE/MAX
FIRST**

99 SPRUCE Place #1104, Calgary t3c3x7

MLS® #: **A2197043** Area: **Spruce Cliff** Listing Date: **02/27/25** List Price: **\$449,900**
 Status: **Active** 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:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **930**
 Low Sqft:
 Ttl Sqft: **930**

Views
Parkade, Underground

DOM

0

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Storage**

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

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Elevator**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$803** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: **1010834**

Remarks

Pub Rmks:

Experience luxury living at The Ovation, the west side's premier high-rise. Wake up to stunning 12th-floor views of the mountains and downtown, just steps from the Westbrook LRT station and across from the scenic Shaganappi Golf Course. Inside, you'll find a sleek, modern design featuring inset-handle cabinetry, granite countertops and backsplashes, undermount sinks, and stylish tile flooring in a timeless neutral palette. The master bedroom offers a private retreat with a four-piece ensuite and his-and-hers closets, while the living room is perfect for entertaining with its cozy corner fireplace. Recent upgrades include a new refrigerator and washer/dryer for added convenience. Residents enjoy exclusive access to the Westgate Park Club, featuring an indoor pool, hot tub, party room, and a fully-equipped gym, all connected via a plus-15 walkway. The building's elegant lobby showcases beautiful Travertine tile with wood accents. The unit includes one heated underground parking stall and an out-of-suite storage locker. Don't miss this opportunity to live in luxury at The Ovation!

Inclusions:

N/A

Property Listed By:

URBAN-REALTY.ca

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









