

99 SPRUCE Place #1104, Calgary t3c3x7

Series in the interval of the i	MLS®#:	A2197043	Area:	Spruce Cliff	Listing Date:	02/27/25	List Price:	\$449,900			
Point Proce: Sub Type: Calgary Year Built: 	Status:	Active	County:	Calgary		None	Associatio	n:Fort McMurray			
Access: Park Feat: Views Parkade,Underground Kitch Feat: Views Parkade,Underground Roof: Flat: Baseboard Construction: Concrete Flooring: Concrete Flooring: Carpet,Ceranic Tile Water Source: Fnd/Bmr: Htilties: Construction: Concrete Flooring: Flooring: FarkBeard Kitchen Appl: Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked Elevator Level Dimensions Room Level Dimensions Room Lega/Tax/Financial Level Dimensions Condo Fee: Level Dimensions Room Lega/Tax/Financial Level Dimensions Katos Title: Fee Sinple Fee Freq: Monthly Zoning: DC Zoning: PC Leyal Desc: 1010834 Stores Stores Stores					Prop Type: Sub Type: City/Town: Year Built: Lot Inform: Lot Sz Ar:	ation	Apartment Calgary	Abv Sqft: Low Sqft:		0 <u>Layout</u> Beds: Baths: Style: <u>Parking</u> Ttl Park:	2.0 (2 0) Apartment-Single Level Unit
Roof: Flat Construction: Heating: Baseboard Concrete Flooring: Ext Feat: Balcony,Courtyard,Storage 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 Lega//Tax/Financial Condo Fee: Title: \$803 Fee Simple Fee Simple Fee Simple Fee Simple Fee Freq: Monthly Legal Desc: 1010834					Lot Feat:			nd			
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 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







































