

## 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:		<b>0</b> <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			
Heating:       Baseboard       Concrete         Sewer:       Flooring:       Flooring:         Ext Feat:       Balcony,Courty-rd,Storage       Carpet,Ceranic Tile Water Source: Fnd/Bsmt:         Kitchen Appl:       Dishwasher,Gas Stove,Microw-tHood Fan,Refrigerator,Washer/Dryer Stacked Init Feat:       Init Feat:         Room       Level       Dimensions         Room       Level       Dimensions         Condo Fee:       Title:       Zoning: Fee Simple Fee Freq: Monthly         Legal Desc:       1010834							Utilities and Feature	S			
Sewer:       Flooring:         Ext Feat:       Balcony,Courtyard,Storage       Carpet,Ceramic Tile Water Source: Fnd/Bsmt:         Kitchen Appl:       Dishwasher,Gas Stove,Microware Hood Fan,Refrigerator,Washer/Dryer Stacked         Int Feat:       Elevator         Utilities:       Elevator         Kitchen Appl:       Dishwasher,Gas Stove,Microware Hood Fan,Refrigerator,Washer/Dryer Stacked         Int Feat:       Elevator         Utilities:       Elevator         Condo Fee:       Fee Simple Fee Freq: Monthly         Fee Simple Fee Freq: Monthly       Zoning: DC         Leyal Desc:       1010834	Roof: Heating:										
Water Source: Fnd/Bsmt:         Kitchen Appl:       Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked         Int Feat:       Elevator         Koom       Level       Dimensions       Room Legal/Tax/Financial       Level       Dimensions         Condo Fee:       Title:       Zoning:       Dec       Fee Simple Fee Freq: Monthly       Domesions       Dec         Legal Desc:       1010834       Mater Source:       Zoning:       Dec       Dec	Sewer:		Flooring:								
Kitchen Appl:       Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked         Int Feat:       Elevator         Elevator       Room       Level       Dimensions         Room       Level       Dimensions       Room       Level       Dimensions         Condo Fee:       Title:       Fee Simple       Domensions       Def Fee Simple       Def Fee Simple         stada       Title:       Monthly       Def Fee Simple       Def Fee Simp	Ext Feat:										
Elevator       Room Information         Room       Level       Dimensions       Room Legal/Tax/Financial       Level       Dimensions         Condo Fee:       Title:       Fee Simple Fee Simple Fee Freq: Monthly       Doing:       Dimensions       DC         Legal Desc:       1010834       1010834       1010834       1010834       1010834       1010834							Fnd/Bsmt	:			
Room     Level     Dimensions     Room     Level     Dimensions       Condo Fee:     Title:     Zoning:       \$803     Fee Simple     DC       Fee Freq:     Monthly       Legal Desc:     1010834	Kitchen Ap Int Feat: Utilities:	pl:			ave Hood Fa	an, Refrigera	ator,Washer/Dryer Sta	icked			
Legal/Tax/Financial Condo Fee: Title: Condo Fee Simple Fee Simple Fee Freq: Monthly Legal Desc: 1010834							Room Information				
\$803 Fee Simple DC Fee Freq: Monthly Legal Desc: 1010834	<u>Room</u>		Level			<u>S</u>				Dimensions	
	Condo Fee: <b>\$803</b>				Fee Simp Fee Freq:	le					
	Legal Desc	:	1010834	L			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







































