

# \$449,000 - 1403, 99 Spruce Place Sw, Calgary

MLS® #A2230789

**\$449,000**

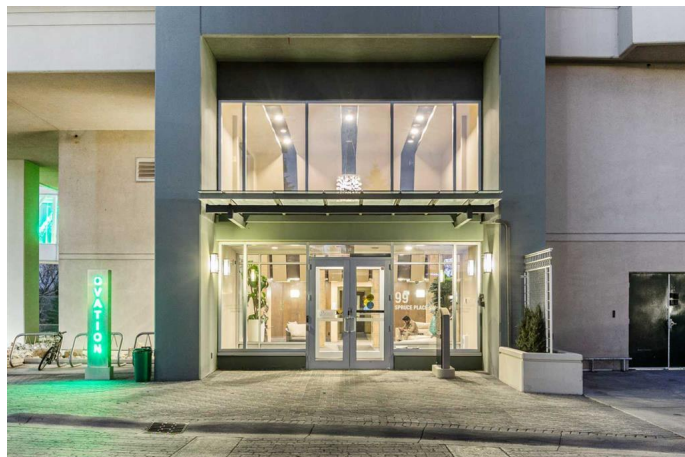
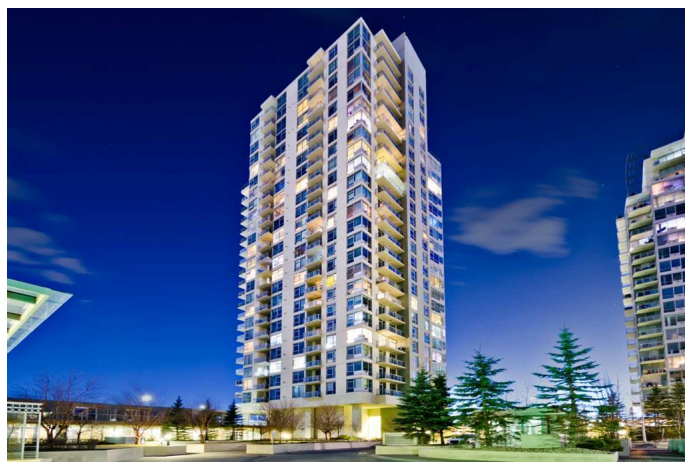
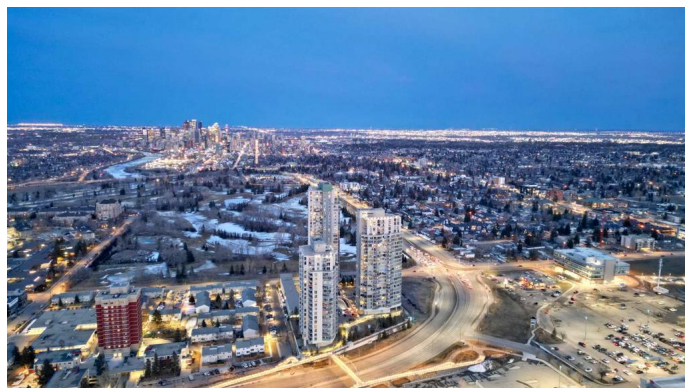
2 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

\*\*\*Downtown and Mountain Views\*\*\* Three underground TITLED parking\*\*\*

Embrace the sun-drenched allure of this two-bedroom, two-full-bathroom residence boasting southwest exposure and complete air conditioning. This unit is situated to offer some of the most expansive and desirable floor plans across all three buildings. It is captivating with its spacious living area, featuring lofty 9-foot ceilings, Luxury Vinyl Plank Flooring, and a cozy fireplace. The kitchen exudes elegance and functionality with its premium STAINLESS STEEL Appliances, Gas-Stove, GRANITE countertops, and abundant cabinet space. You can also enjoy the convenience of in-suite laundry facilities. The primary suite is a sanctuary, offering picturesque views, a luxurious ensuite bath, and a sizable walk-in closet. Three Underground TITLED & HEATED Parking spots and an assigned storage locker enhance convenience and security. The nearby LRT/C Train station ensures swift access to downtown, while Westbrook Mall is conveniently within walking distance. This condominium complex's amenities include an INDOOR SWIMMING POOL, a Hot Tub, a dedicated BIKE STORAGE room, a recreational games area, and a fully equipped fitness room. CONDO FEES cover full-time security, property management services, and utilities, excluding electricity. Contact your preferred REALTOR today to arrange a private



viewing and discover the epitome of contemporary urban living!

Built in 2010

### Essential Information

MLS® #	A2230789
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	839
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1403, 99 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X7

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Indoor Pool, Pool
Parking Spaces	3
Parking	Heated Garage, Parkade, Titled, Underground

### Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Baseboard, Fireplace(s), Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	31

## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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