

**807, 99 Spruce Place SW**  
**Calgary, Alberta**

**MLS # A2244734**



**\$479,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Spruce Cliff                       |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,171 sq.ft.                       | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Leased, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                   |                   |                 |
|--------------------|-------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Tile, Vinyl Plank | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                 | <b>Condo Fee:</b> | \$ 1,003        |
| <b>Basement:</b>   | -                 | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete          | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                 | <b>Utilities:</b> | -               |

**Features:** Breakfast Bar, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this rarely available and beautifully maintained 3-bedroom + 1 den, 2-bathroom apartment with one underground parking, ideally located off Bow Trail in the desirable community of Spruce Cliff. Enjoy breathtaking views of downtown Calgary and the scenic golf course. Featuring fresh paint and newer deluxe vinyl plank flooring flooring, offers a spacious open-concept layout with 9' ceilings, no carpet. The bright living room features a large L-shaped window, electric fireplace, and access to a private balcony. A dedicated den off the kitchen can serve as a home office. The kitchen is designed for both style and function, boasting granite countertops, a gas stove with griddle, stainless steel appliances, and floor-to-ceiling cabinets. The primary bedroom includes a large window, custom walk-in closet, and a 4-piece ensuite with granite countertops. Two additional generously sized bedrooms and another full bathroom with granite vanity complete the space. Enjoy the convenience of in-suite laundry and central air conditioning, ideal for warm summer days. This unit also features a separate storage locker. Residents enjoy access to top-tier amenities including an indoor lap pool, hot tub, fitness center, lounge area, and 24-hour on-site security. A rare find in such a prime location—steps to golf course, Westbrook C-Train, shopping, schools, parks, and minutes to downtown. Don't miss this exceptional opportunity to own in one of Calgary's most sought-after communities!