

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

MLS® #A2230789

**\$449,000**

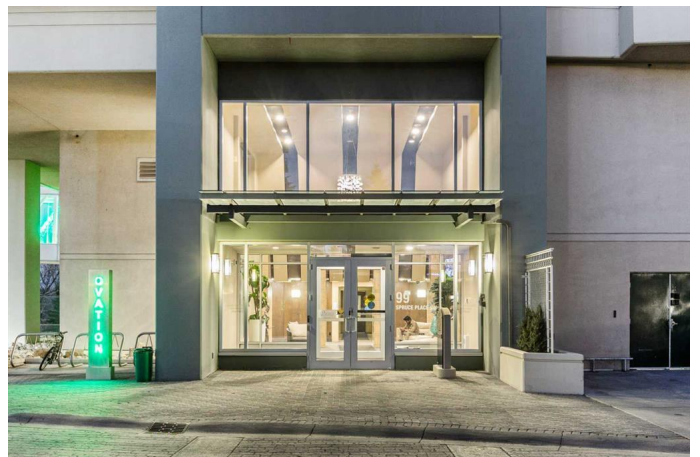
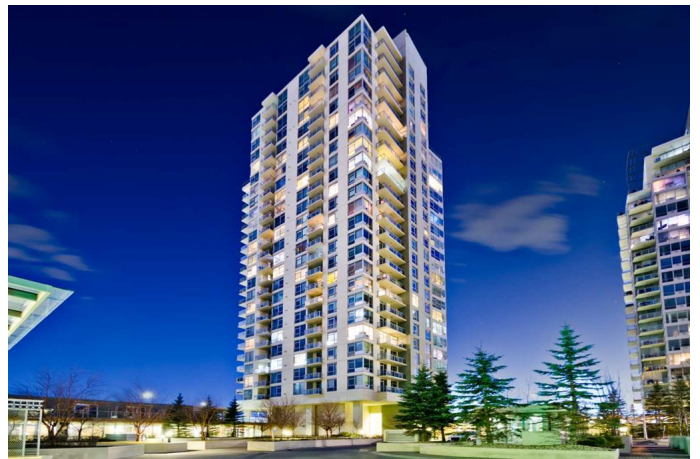
2 Bedroom, 2.00 Bathroom, 839 sqft

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 | 4               |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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