



99 Spruce Place Calgary Alberta

\$399,900

Location! Location! Welcome to Ovation at Westgate Park. 2 bedrooms/2 baths + 2 TITLED INDOOR PARKINGS! Enjoy upscale life style at the OVATION - loaded with amenities - gymn/fitness center with high ceilings with views of golf course , swimming pool and hot tub, games room with billiards and ping pong!This unit comes with a functional and open plan with 9 ft. ceilings; a spacious living room/Dining area with large ceiling to floor windows for extra lights and views. There's also a cozy gas fireplace in the living room & a door to the balcony. The open kitchen includes granite counters and backsplash. Master bedroom includes a walk in closet and an ensuite with tub. NEW vinyl flooring completed in August 2023! The "Ovation" is just minutes to downtown via Bow Trail and next to the Shaganappi Golf Course off Bow Trail. You can walk across the street to Westbrook Shopping mall with restaurants, public library and Walmart! Westbrook is the first underground station in Calgary's light rail transit (LRT) system. Easy access to major routes such as Crowchild Trail and Sarcee Trail which gives easy access to the beautiful Edworthy Park, the University of Calgary, Richmond and Westhills Shopping Centre, Ambrose University and other amenities. This concrete building offers a +15 for you to access the amenities building so that you don't have to worry about going outdoors in severe weather conditions such as rainstorm or snow! Book your viewing appointment now! (id:6769)

Living room 13.25 Ft x 14.42 Ft
Dining room 9.67 Ft x 8.25 Ft
Kitchen 9.33 Ft x 10.83 Ft
Bedroom 10.42 Ft x 10.50 Ft
Other 4.25 Ft x 6.58 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft
Primary Bedroom 11.92 Ft x 10.75 Ft
Laundry room 3.00 Ft x 3.08 Ft
Other 5.42 Ft x 7.42 Ft
4pc Bathroom 4.92 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:
THE REAL ESTATE COMPANY



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca