



# 99 Spruce Place Calgary Alberta

\$650,000

Wake up every day to breathtaking, unobstructed views of Calgary's skyline and the majestic Rocky Mountains in this stunning two-story condo, thoughtfully designed for both luxury and everyday comfort. Floor-to-ceiling windows flood the space with natural light, creating an open and inviting atmosphere. Whether sipping coffee in the morning or hosting friends at night, the sweeping views never fail to impress. At the heart of the home is a gourmet kitchen with rich wood cabinetry, sleek granite countertops, and high-end stainless steel appliances. The open-concept layout connects the kitchen, dining, and living areas, making it easy to host. The main level also features a well-appointed bedroom and full bathroom—ideal for guests or convenient main-floor living. Whether as a home office, guest room, or retreat, this space offers flexibility and comfort. Upstairs, the ambiance shifts to one of peaceful seclusion. A spacious loft overlooks the Shaganappi Golf Course and offers front-row views of the Stampede fireworks by night. Whether used as a home office, reading nook, or lounge, the scenery will inspire you daily. The primary suite is a true sanctuary, complete with a luxurious ensuite and large windows capturing panoramic city and mountain views so you wake up to beauty every day. CANCEL YOUR GYM MEMBERSHIP - this property also offers resort-style amenities. Enjoy a full-size indoor pool, hot tub, sauna, and a fitness center with cardio machines and free weights. The games room features pool and card tables for relaxed socializing, and a large shared meeting room is perfect for events or remote work. With on-site management and 24/7 security, your home is always well-maintained and secure. The location is just as impressive. A five-minute walk to the C-Train makes commuting simple, while 17th Avenue's shops, cafes, and restaurants are just ten minutes on foot. Acr...

Loft 10.75 Ft x 9.42 Ft  
 Primary Bedroom 21.67 Ft x 11.17 Ft  
 5pc Bathroom 11.08 Ft x 8.83 Ft  
 Bonus Room 15.50 Ft x 11.42 Ft  
 Living room 15.17 Ft x 15.42 Ft

Dining room 11.58 Ft x 9.42 Ft  
 Kitchen 7.00 Ft x 10.75 Ft  
 Bedroom 20.00 Ft x 11.17 Ft  
 3pc Bathroom Measurements not available  
 Laundry room Measurements not available

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