



# 99 Spruce Place Calgary Alberta

\$384,900

**\*\*WATCH 3D TOUR\*\*** Discover this exceptional condo in a prime location, just minutes from downtown, LRT, shopping, golf, and bike trails. Situated steps away from Bow Trail, this beautiful unit boasts breathtaking city and mountain views. The south-facing, air-conditioned condo features 2 bedrooms, 2 baths, and is in excellent condition. You'll appreciate the new luxury vinyl plank flooring, fresh carpet, granite counters, full-height cabinets, stainless appliances (including a newer dishwasher), and a gas stove in the bright open kitchen. Plus, enjoy the convenience of a full-size, newer washer and dryer. Cozy up by the electric fireplace while taking in the abundance of natural light through the windows. There's a TITLED UNDERGROUND PARKING STALL! The complex offers a full fitness studio, recreation room (rent for an event), lap pool, hot tub, bike room, extra storage, and indoor visitor parking. And don't forget the 24-hour security! Welcome to the Ovation--a grand opportunity awaits. Schedule a showing today! (id:6769)

Primary Bedroom 13.83 Ft x 10.33 Ft

Bedroom 9.50 Ft x 9.50 Ft

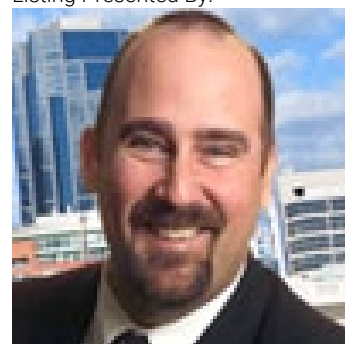
4pc Bathroom Measurements not available

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Kitchen 9.50 Ft x 12.08 Ft

Living room 17.42 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca