

# \$369,000 - 1403, 99 Spruce Place Sw, Calgary

MLS® #A2259859

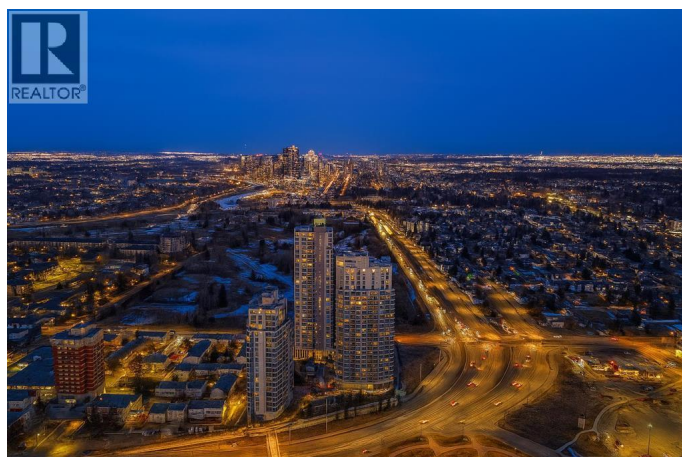
**\$369,000**

2 Bedroom, 2.00 Bathroom, 839 sqft

Single Family 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! (id:6289)

Built in 2010

### Essential Information

Listing #	A2259859
Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Square Footage	839
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	1403, 99 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	T3C3X7

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre, Swimming, Party Room, Recreation Centre, Whirlpool
Features	PVC window, No Animal Home, No Smoking Home, Parking
Parking Spaces	3
Parking	Garage, Heated Garage, Underground
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Baseboard heaters, Other, Hot Water
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	31

### Exterior

Exterior	Concrete
Construction	Poured concrete

## **Listing Details**

Listing Office      RE/MAX Real Estate (Mountain View)



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