

# \$365,000 - 2103, 99 Spruce Place Sw, Calgary

MLS® #A2231500

**\$365,000**

2 Bedroom, 2.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

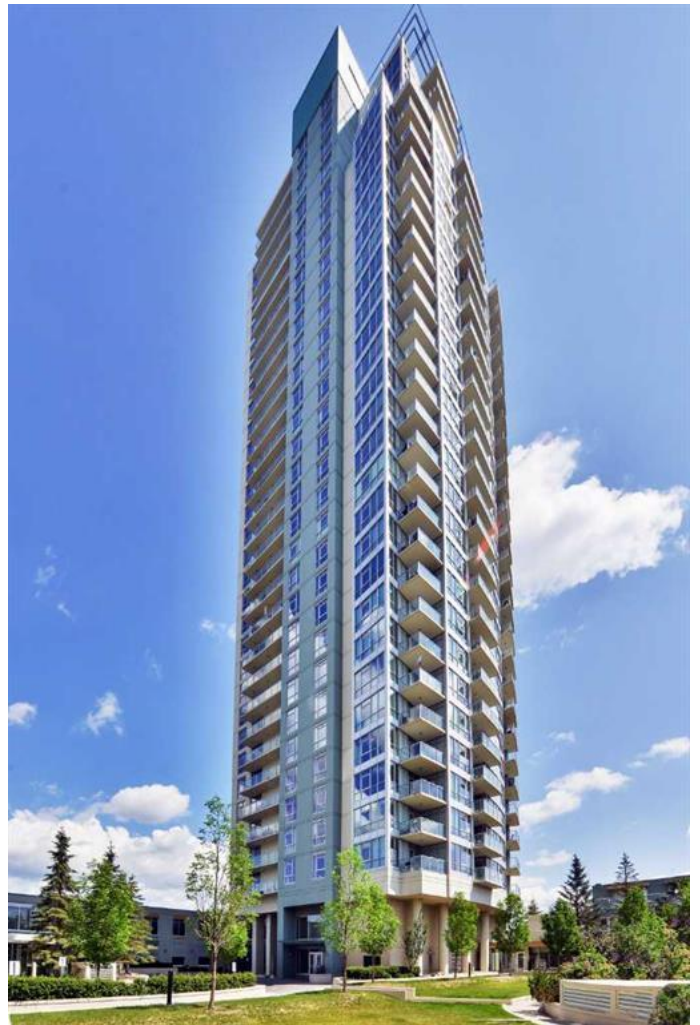
This modern 2-bedroom, 2-bathroom unit (with A/C) faces south from the 21st floor of Ovation Tower, with super quick access to the LRT and all the amenities at Westbrook Mall.

Spectacular panoramic views to the south, west and east from floor-to-ceiling windows and your spacious balcony. This is a great floor plan with all spacious rooms, including a very comfortable living area, and a super-functional kitchen. You'll enjoy exclusive access to The Club, a luxurious facility that includes an indoor swimming pool, fitness centre, party room, and games room. This is also a pet-friendly building. It includes a titled underground parking and a storage locker. Fantastic location adjacent to Shaganappi Golf Course, mere minutes to downtown, or a short walk to Westbrook LRT Station.

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231500    |
| Price          | \$365,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 820         |
| Acres          | 0.00        |
| Year Built     | 2010        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2103, 99 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X7                  |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Indoor Pool, Parking, Party Room, Visitor Parking |
| Parking Spaces | 1                                                                            |
| Parking        | Titled, Underground                                                          |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Open Floorplan, See Remarks                           |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                              |
| Cooling           | Central Air                                                                            |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Electric                                                                               |
| # of Stories      | 31                                                                                     |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 12              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.