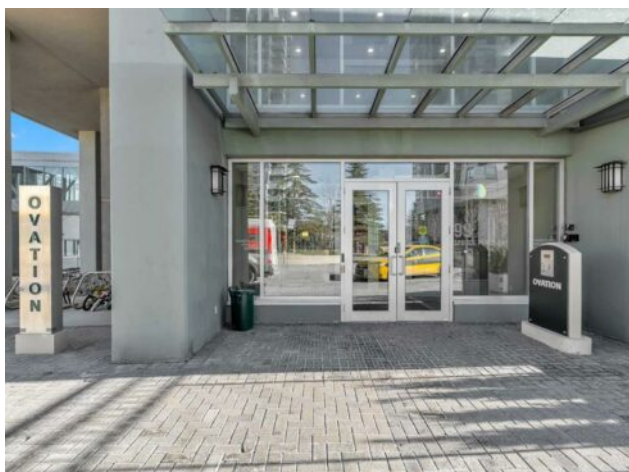


907, 99 Spruce Place SW
Calgary, Alberta

MLS # A2284451

\$449,000



Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,168 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,100
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Ideally located just off Bow Trail, this bright and spacious 3-bedroom condo offers scenic golf course views and exceptional convenience. The open-concept layout seamlessly connects the kitchen, dining, and living areas, highlighted by a cozy corner fireplace and patio doors that lead to a large private balcony—perfect for relaxing or entertaining. The kitchen is complemented by a versatile flex room, ideal for a formal dining area or home office. Tile flooring enhances the foyer, kitchen, and bathrooms, while plush carpeting adds warmth and comfort throughout the main living spaces. The primary bedroom features a 4-piece ensuite and a generous walk-in closet. Two additional bedrooms and a full main bathroom are conveniently located down the hall. Residents enjoy premium building amenities, including an indoor swimming pool, hot tub, fully equipped fitness centre, stylish lounge area, and 24-hour security for added peace of mind. Unbeatable access to Westbrook C-Train Station, Westbrook Mall, nearby restaurants, and extensive walking and biking paths. Just minutes from downtown, this home offers the perfect balance of tranquility and urban convenience. ***SEE VIRTUAL TOUR***