

**1403, 99 Spruce Place SW
 Calgary, Alberta**
MLS # A2259859

\$349,500
Division: Spruce Cliff

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 839 sq.ft. **Age:** 2010 (16 yrs old)

Beds: 2 **Baths:** 2

Garage: Heated Garage, Parkade, Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 805

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Heating: Baseboard, Fireplace(s), Hot Water, Natural Gas

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

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 a 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, and Westbrook Mall is 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!