

1905, 99 Spruce Place SW
Calgary, Alberta

MLS # A2310741



\$399,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Acreage with Residence, Apartment-Single Level Unit		
Size:	948 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Step into this beautifully maintained 2 bedroom, 2 bathroom condo offering a bright, open layout and exceptional comfort. The modern kitchen features sleek cabinetry, granite countertops, and ample workspace—perfect for everyday living or entertaining. Enjoy a sun filled balcony with unobstructed mountain views, creating the ideal spot to relax and unwind. This well appointed building includes titled underground parking, an indoor swimming pool, fitness center, and recreation facilities for year round enjoyment. Located in a highly convenient inner city community, you’re just minutes from transit, schools, shopping centers, trendy restaurants, parks, and countless amenities. Urban convenience with resort style living.