# \$449,000 - 807, 99 Spruce Place Sw, Calgary

MLS® #A2244734

# \$449,000

3 Bedroom, 2.00 Bathroom, 1,171 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

\*\*Exceptional Home, Exceptional Value\*\*
Don't miss this rare opportunity to own a beautiful home at an unbeatabe value!
Welcome to this rarely available and beautifully maintained 3-bedroom + 1 den, 2-bathroom apartment with one underground parking, ideally located off Bow Trail in the desirable community of Spruce Cliff. Enjoy breathtaking views of downtown Calgary and the scenic golf course.

Featuring fresh paint and newer deluxe vinyl plank flooring flooring, offers a spacious open-concept layout with 9' ceilings, no carpet. The bright living room features a large L-shaped window, electric fireplace, and access to a private balcony. A dedicated den off the kitchen can serve as a home office. The kitchen is designed for both style and function, boasting granite countertops, a gas stove with griddle, stainless steel appliances, and floor-to-ceiling cabinets. The primary bedroom includes a large window, custom walk-in closet, and a 4-piece ensuite with granite countertops. Two additional generously sized bedrooms and another full bathroom with granite vanity complete the space. Enjoy the convenience of in-suite laundry and central air conditioning, ideal for warm summer days. This unit also features a separate storage locker. Residents enjoy access to top-tier amenities including an indoor lap pool, hot tub, fitness center, lounge area, and 24-hour on-site security. A rare find in such a prime







locationâ€" steps to golf course, Westbrook C-Train, shopping, schools, parks, and minutes to downtown. Don't miss this exceptional opportunity to own in one of Calgary's most sought-after communities!

#### Built in 2010

#### **Essential Information**

MLS® # A2244734 Price \$449,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,171 Acres 0.00 Year Built 2010

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 807, 99 Spruce Place Sw

Subdivision Spruce Cliff

City Calgary
County Calgary
Province Alberta
Postal Code T3C 3X7

# **Amenities**

Amenities Clubhouse, Fitness Center, Indoor Pool, Park, Parking, Playground,

Recreation Facilities, Visitor Parking, Elevator(s), Colf Course, Pool,

Party Room, Recreation Room, Storage

Parking Spaces 1

Parking Underground, Leased

#### Interior

Interior Features Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Walk-In Closet(s), Elevator,

Recreation Facilities, Sauna

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric

# of Stories 1

## **Exterior**

Exterior Features Playground, Balcony, Barbecue

Construction Concrete

## **Additional Information**

Date Listed July 31st, 2025

Days on Market 91

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office Top Producer Realty and Property Management

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