

\$429,900 - 2104, 99 Spruce Place Sw, Calgary

MLS® #A2204906

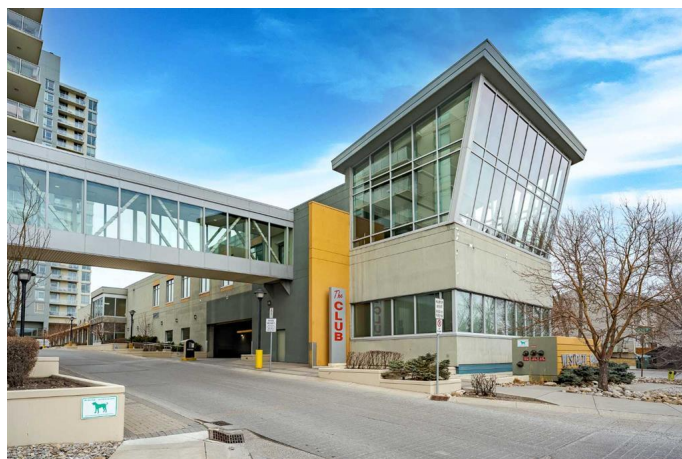
\$429,900

2 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to 2104 ,99 Spruce Place! This modern spacious luxurious condo offers an exceptional living experience, perfect balance of convenience and lifestyle in the highly sought-after Ovarions at Westgate Park, a short commute to downtown, Westbrook LRT station, Westbrook Mall , bus stops, Golf Course and easy access to major freeways. Step into a BRIGHT, open-concept living space featuring floor-to-ceiling windows that flood the unit with natural light and showcase the breathtaking Calgary skyline with MOUNTAIN VIEWS. This unit, located on the 21st floor, features a sleek kitchen designed for both style and functionality, breakfast bar , boasting GRANITE countertops & backsplash , stainless steel appliances, and ample cabinetryâ€”perfect for cooking and entertaining. A fireplace frames the living room for a cozy home. The spacious primary bedroom includes double oversized closets and a private ensuite, creating a serene retreat. Floor-to-ceiling windows on one entire wall creates a bright and lively space. The well-appointed second bedroom serves as an excellent room for guests, roommates, or a home office. A second full 4-piece bathroom adds convenience and privacy. Enjoy year-round comfort with central air conditioning and in-suite laundry. The oversized balcony is perfect for morning coffee or evening relaxation, offering stunning panoramic views of Rocky Mountain and the City. Living at Ovarions means access to luxury amenities,



including a fitness centre, indoor swimming pool, hot tub, party room and games room. Plus 24-hour security patrol, this pet-friendly building offers one TITLED heated underground parking and one storage locker. Don't miss this opportunity! Schedule your private viewing today!

Built in 2010

Essential Information

MLS® #	A2204906
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2104, 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, Recreation Facilities, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	31

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Flat
Construction	Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	19
Zoning	DC

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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