

802, 99 Spruce Place SW  
Calgary, Alberta

MLS # A2172485



**\$499,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,602 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,332
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this exquisite two-level condominium in Spruce Cliff, boasting a prime location just 10 minutes from downtown. Hit the links in the warmer months or x-country ski in the winter months - right outside your door at Shaganappi Point Golf Course! This captivating home offers a perfect blend of elegance and functionality, featuring vaulted ceilings in the living room that infuse the space with an airy ambiance. With two spacious primary bedrooms, each located on separate floors and custom designed California closets, full ensuite bathrooms, and private balconies, luxury and comfort are paramount. The main level features a beautiful kitchen adorned with quality cabinetry, granite countertops, and top-of-the-line appliances. Entertain effortlessly in the open-concept dining and living areas, where the kitchen is seamlessly integrated. Cozy up by the gas fireplace on chilly evenings, or step outside to one of the two balconies to enjoy the stunning views! Upstairs, a den overlooks the lower level, offering additional space for relaxation or productivity. Convenience is key with two heated, titled underground parking stalls, ensuring hassle-free winters without the need to scrape windows. Indulge in the array of amenities offered in the complex, including a large indoor pool, hot tub, state-of-the-art fitness facility, and multi-purpose party room for gatherings and meetings. With central A/C keeping you comfortable year-round and full-time security providing peace of mind, this condominium offers a lifestyle of luxury and convenience.