\$349,500 - 1403, 99 Spruce Place Sw, Calgary

MLS® #A2259859

\$349,500

2 Bedroom, 2.00 Bathroom, 839 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

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 its 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, while Westbrook Mall is conveniently 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!

Built in 2010

Year Built

Essential Information

MLS® # A2259859 Price \$349,500

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 839
Acres 0.00

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 1403, 99 Spruce Place Sw

2010

Subdivision Spruce Cliff

City Calgary
County Calgary
Province Alberta
Postal Code T3C 3X7

Amenities

Amenities Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Bicycle

Storage, Fitness Center, Indoor Pool, Pool, Party Room, Recreation

Facilities, Spa/Hot Tub

Parking Spaces 3

Parking Parkade, Titled, Underground, Heated Garage

Interior

Interior Features Granite Counters, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer,

Window Coverings

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

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 31

Exterior

Exterior Features Balcony
Construction Concrete

Additional Information

Date Listed September 24th, 2025

Days on Market 41

Zoning DC (pre 1P2007)

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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