

# \$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

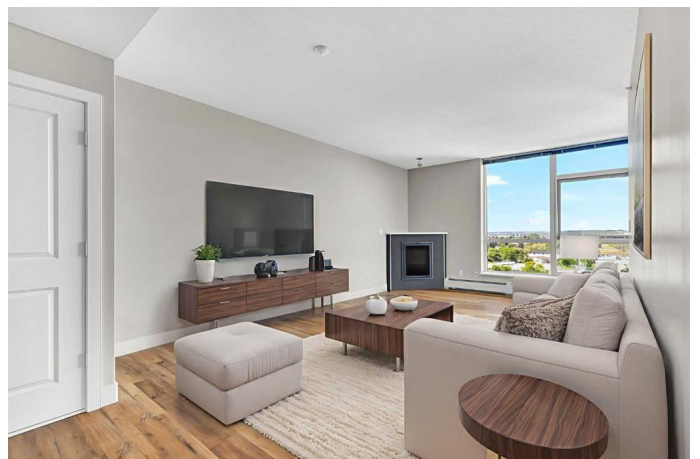
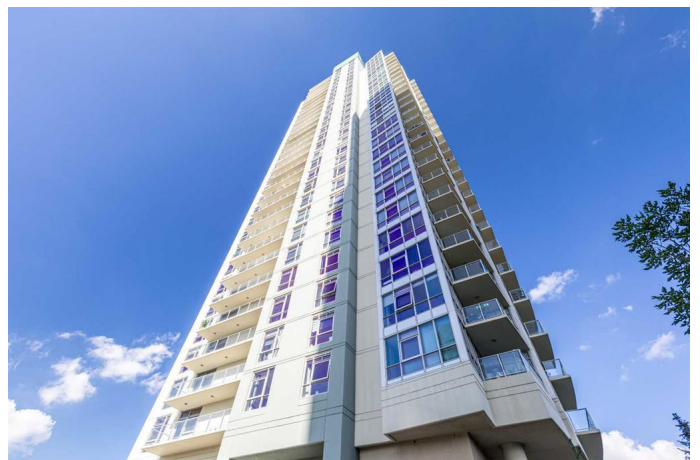
Spruce Cliff, Calgary, Alberta

**\*\*Exceptional Home, Exceptional Value\*\***

Don't miss this rare opportunity to own a beautiful home at an unbeatable 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, 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. Donâ€™t miss this exceptional opportunity to own in one of Calgaryâ€™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 | 74              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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