

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

MLS® #A2244734

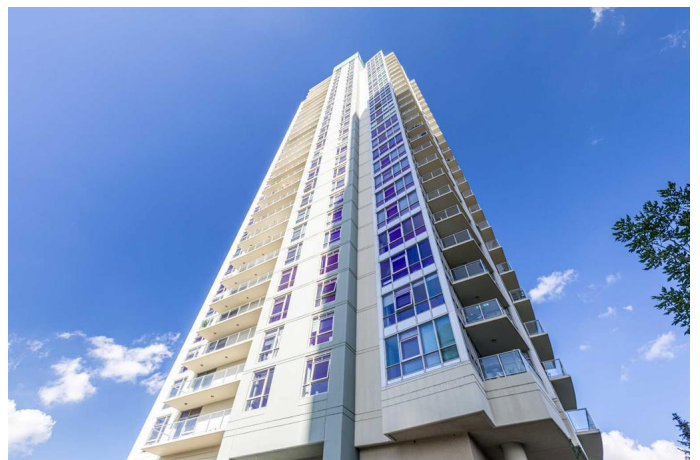
\$449,000

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

Spruce Cliff, Calgary, Alberta

*****PRICE TO SELL â€“ HUGE REDUCTION***** 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 9â€™™ 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	Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Playground, Recreation Room, Storage, Visitor Parking, Clubhouse, Golf Course, Pool, Park, Recreation Facilities
Parking Spaces	1
Parking	Underground, Leased

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan,
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	Quartz Counters, Walk-In Closet(s), Elevator, High Ceilings, 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	Balcony, Playground, Barbecue
Construction	Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	50
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Top Producer Realty and Property Management
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