ROBERT HART MOORE GRASSROOTS REALTY GROUP

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2103, 99 Spruce Place SW Calgary, Alberta

MLS # A2231500



\$365,000

	Division:	Spruce Cliff			
	Туре:	Residential/High Rise (5+ stories) Apartment-Single Level Unit			
	Style:				
	Size:	820 sq.ft.	Age:	2010 (15 yrs old)	
	Beds:	2	Baths:	2	
	Garage:	Titled, Underground			
	Lot Size:	-			
	Lot Feat:	-			
Baseboard		Water:	-		
Carpet, Tile		Sewer:	-		
-		Condo Fe	e: \$722		
-		LLD:	-		
Concrete		Zoning:	DC (pre	1P2007)	
-		Utilities:	-		
Breakfast Bar, Granite Counters, Open Floorplan,	See Remarks				

Inclusions: ΝΔ

Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

Features:

This modern 2-bedroom, 2-bathroom unit (with A/C) faces south from the 21st floor of Ovation Tower, with super quick access to the LRT and all the amenities at Westbrook Mall. Spectacular panoramic views to the south, west and east from floor-to-ceiling windows and your spacious balcony. This is a great floor plan with all spacious rooms, including a very comfortable living area, and a super-functional kitchen. You'll enjoy exclusive access to The Club, a luxurious facility that includes an indoor swimming pool, fitness centre, party room, and games room. This is also a pet-friendly building. It includes a titled underground parking and a storage locker. Fantastic location adjacent to Shaganappi Golf Course, mere minutes to downtown, or a short walk to Westbrook LRT Station.