

# \$637,000 - 1502, 99 Spruce Place Sw, Calgary

MLS® #A2211774

**\$637,000**

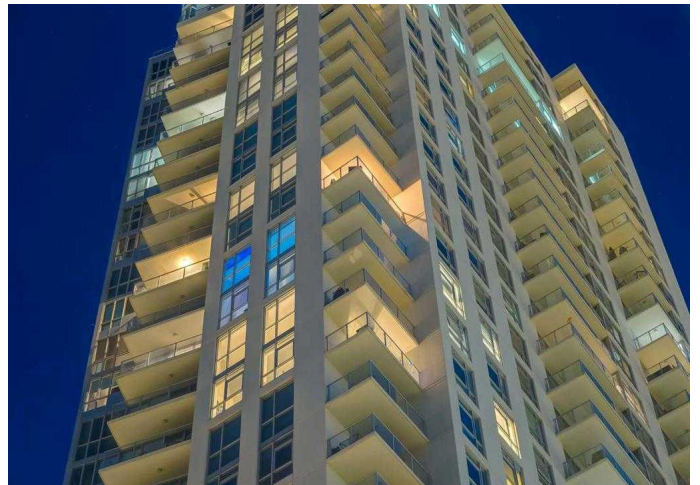
2 Bedroom, 2.00 Bathroom, 1,535 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

This impressive two-level residence stands out with over 1,500 sq. ft. of well-designed space and some of the most breathtaking, uninterrupted panoramic views in Calgary. From every angle, you're surrounded by stunning scenery, including the full downtown skyline, Shaganappi Golf Course, and the Rocky Mountains. The main level features soaring floor-to-ceiling windows that flood the space with natural light, an open-concept living and dining area, and access to one of two private balconies. A spacious bedroom on this floor offers a walk-through closet and ensuite bath, combining comfort with thoughtful design. Upstairs, a bright and versatile loft awaits – ideal as a second living area, home office, or creative studio, all while soaking in those incredible views and offering direct access to the second balcony. The upper-level bedroom mirrors the main-level layout, complete with its own walk-through closet and private ensuite. Premium finishes and a smart, functional layout are further enhanced by the building amenities, including an indoor pool, hot tub, fully equipped fitness centre, games room, social rooms, 24-hour security, and TWO titled underground parking stalls. Steps from the C-Train and just moments from downtown. this is more than a home – it's a lifestyle for those who want elevated living with unmatched views!

Built in 2010



## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2211774         |
| Price          | \$637,000        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 2                |
| Square Footage | 1,535            |
| Acres          | 0.00             |
| Year Built     | 2010             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1502, 99 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X7                  |

## Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Storage, Indoor Pool |
| Parking Spaces | 2                                                                                               |
| Parking        | Underground                                                                                     |
| # of Garages   | 2                                                                                               |
| Has Pool       | Yes                                                                                             |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, High Ceilings, Open Floorplan        |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard                                                           |
| Cooling           | Central Air                                                         |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| # of Stories      | 31                                                                  |

**Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 4                |
| Zoning         | DC               |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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