

# \$374,900 - 2203, 99 Spruce Place Sw, Calgary

MLS® #A2230183

**\$374,900**

2 Bedroom, 2.00 Bathroom, 817 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to the Ovation Tower at Westgate Park! This modern, spacious, and luxurious condo offers the perfect balance of convenience and lifestyle in an unbeatable location.

Immerse yourself in a bright and airy open-concept living space, refreshed with \$7,500 in brand-new carpeting and a fresh coat of paint, enhancing its modern, sophisticated charm. Floor-to-ceiling windows flood the home with natural light, offering breathtaking panoramic views of the Calgary skyline and Rocky Mountains. This stylish unit boasts a chef-inspired kitchen with granite countertops, backsplash, stainless steel appliances and ample cabinetry. A cozy fireplace adds warmth to the inviting living area, while the oversized private balcony provides a stunning setting for morning coffee or evening relaxation.

The well-appointed second bedroom is perfect for guests, roommates, or a home office. A full 3-piece bathroom adds convenience and accessibility. The spacious primary bedroom serves as a tranquil retreat, featuring double closets and a private en-suite, with an entire wall of floor-to-ceiling windows that enhance the natural light and ambiance. Finally, central air conditioning and in-suite laundry ensure year-round comfort.

Residents of Ovation Tower enjoy exclusive access to The Club, featuring premium amenities such as a fitness center, indoor swimming pool, party room, and games room.



This pet-friendly building also offers 24-hour security patrol, a titled heated underground parking space, and a storage locker for ultimate convenience. Just a short commute to downtown Calgary, this residence is within walking distance of Westbrook LRT Station, Westbrook Mall, Shaganappi Point Golf Course, bus stops, and provides easy access to major freeways. Schedule your private viewing todayâ€”this incredible property wonâ€™t last!

Built in 2010

**Essential Information**

MLS® #	A2230183
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	817
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2203, 99 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X7

**Amenities**

Amenities	Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1

Parking	Parkade, Secured, Guest
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## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	31

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	15
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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