

# \$479,900 - 807, 99 Spruce Place Sw, Calgary

MLS® #A2244734

**\$479,900**

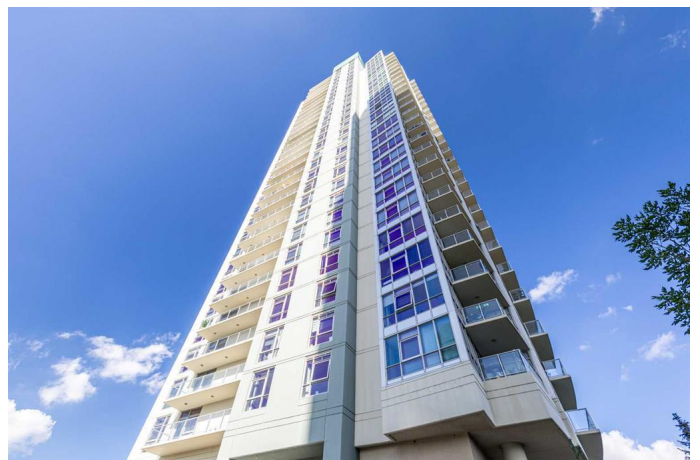
3 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

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 location" steps to golf course, Westbrook C-Train, shopping, schools, parks, and minutes to downtown. Don't miss this



exceptional opportunity to own in one of  
Calgary's most sought-after communities!

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244734          |
| Price          | \$479,900         |
| 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), Park, Parking, Playground, Recreation Facilities, Storage, Visitor Parking, Clubhouse, Fitness Center, Golf Course, Indoor Pool, Pool, Party Room, Recreation Room |
| Parking Spaces | 1                                                                                                                                                                               |
| Parking        | Underground, Leased                                                                                                                                                             |

### Interior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 12              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.