

# \$655,000 - 2102, 99 Spruce Place Sw, Calgary

MLS® #A2206830

**\$655,000**

2 Bedroom, 1.00 Bathroom, 1,597 sqft

Residential on 0.00 Acres

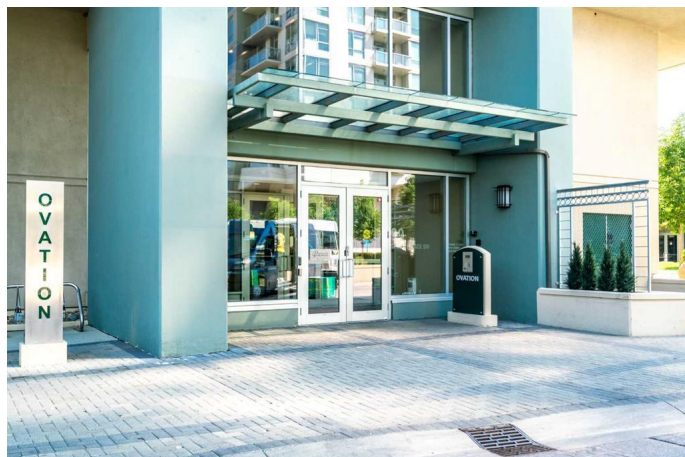
Spruce Cliff, Calgary, Alberta

Welcome to your dream home nestled in Spruce Cliff, boasting breathtaking views of the Shaganappi golf course from either of your two balconies! This stunning two-bedroom, two-bathroom condominium spans two levels, exuding modern elegance and comfort. The kitchen opens up to the dining and living rooms, creating an ideal entertaining space. The upper den overlooks the lower level, seamlessly blending functionality with style. Appreciate the convenience of two side-by-side titled parking spots in the secure underground parkade. Moreover, indulge in a wealth of building amenities, including an indoor pool and gym, ensuring residents enjoy a lifestyle of convenience and luxury in this well-managed condominium building, complete with full-time security.

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206830    |
| Price          | \$655,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,597       |
| Acres          | 0.00        |
| Year Built     | 2010        |
| Type           | Residential |



|          |                  |
|----------|------------------|
| Sub-Type | Apartment        |
| Style    | Multi Level Unit |
| Status   | Active           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2102, 99 Spruce Place Sw |
| Subdivision | Spruce Cliff             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3C 3X7                  |

### Amenities

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

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)                                  |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In |
| Heating           | Baseboard, Natural Gas                                                                                       |
| Cooling           | Central Air                                                                                                  |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                             |
| # of Stories      | 31                                                                                                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Flat            |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 30th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 34 |
| Zoning         | DC |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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