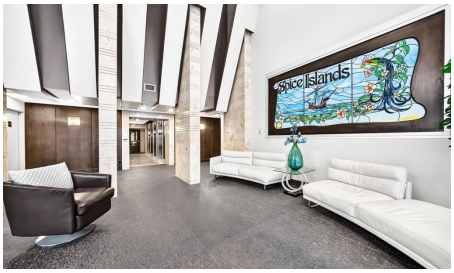
1405 99 Spruce Place SW

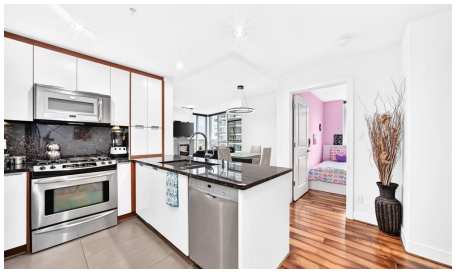
Calgary | Active | MLS® A2337128

$419,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2010**	**961.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to Ovation at Westgate Park, offering an exceptional combination of comfort, convenience and inner-city living. This well-appointed residence features a bright, functional layout designed for modern everyday living, with generous windows bringing in an abundance of natural light.
Enjoy the convenience of condo living in an established community just minutes from downtown Calgary. Ovation is a prominent residential tower within the Westgate Park development, offering residents excellent access to nearby amenities, major roadways, public transit and the Westbrook LRT station.
The location provides easy connectivity to 17th Avenue SW, Bow Trail and downtown, while nearby shopping, restaurants, parks and services make day-to-day living effortless. Whether you are a professional looking for quick access to the city centre, a first-time buyer, downsizer or investor, this property offers an attractive opportunity in a highly convenient southwest Calgary location.
Experience the lifestyle and accessibility of Ovation at Westgate Park-a great place to call home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337128
Bedrooms	2
Bathrooms	2
Year Built	2010
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	961.8 sq. ft.
Condo Fee:	$802.11

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Maintenance Grounds, Professional Management, Security, Snow Removal, Trash, Water
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	1
Stories Total:	31
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1010834
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1

Fireplace Details:	Electric
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Ovation
Community:	Spruce Cliff
Amenities:	Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Storage, Visitor Parking
Appliances:	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Entrance · 7'3" × 5'9" ·
Main Floor	Laundry · 3'1" × 3' ·
Main Floor	Kitchen · 8'11" × 8'9" ·
Main Floor	Bedroom - Primary · 11'11" × 10'10" ·
Main Floor	Walk-In Closet · 6'6" × 3'6" ·
Main Floor	Bedroom · 10'5" × 10'3" ·
Main Floor	Living Room · 15'4" × 12'6" ·
Main Floor	Dining Room · 11' × 8'1" ·
Main Floor	Balcony · 11'1" × 7'2" ·
Title to Land:	Fee Simple

Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1405-99-spruce-place-sw-calgary-a2337128/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.