2007 99 Spruce Place SW

Calgary | Active | MLS® A2340831

$460,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2010**	**1,155.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Unison Realty Group Ltd.

A closer look

Welcome to Ovation at Westgate Park!

Experience exceptional urban living in this beautifully refreshed 3-bedroom + den, 2-bathroom condo in the highly sought-after Ovation at Westgate Park. This concrete building offers an outstanding combination of comfort, amenities, spectacular views, and unbeatable convenience.

The home has been thoughtfully updated with brand-new flooring, creating a fresh, modern, and move-in-ready atmosphere. The bright, open-concept layout features 9-foot ceilings, expansive windows, and an abundance of natural light throughout.

Enjoy breathtaking mountain and city views from the living room and bedrooms, while the private balcony provides an incredible backdrop featuring views of the Calgary Tower, downtown skyline, and surrounding landscape.

The well-appointed kitchen offers granite countertops, stainless steel appliances, generous cabinet space, and the added convenience of in-suite laundry.

Residents of Ovation enjoy an impressive selection of amenities, including an indoor swimming pool, hot tub, fitness centre, party room, games room with billiards and table tennis, change rooms, 24-hour security, and ample visitor parking.

The location is equally impressive. Situated in the desirable community of Westgate, you are just steps from Westbrook LRT Station, shopping, restaurants, grocery stores, medical services, the library, parks, and Shaganappi Point Golf Course. Downtown Calgary is also just a short commute away.

The unit is complete with a titled underground parking stall and assigned storage locker.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340831
Bedrooms	3
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:	1,155.81 sq. ft.
Main Level Finished Area:	1,155.81 sq. ft.
Condo Fee:	$1,002.63
Condo Fee Includes:	Common Area Maintenance, Heat, Professional Management, Security, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	1
Stories Total:	31
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2010 (Age: 16)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
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:	Vinyl
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
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:	Fitness Center, Indoor Pool, Party Room, Recreation Room, Secured Parking, Spa/Hot Tub, Visitor Parking
Appliances:	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 19'9" × 12'8" ·

Main Floor	Kitchen · 10' × 8'4" ·
Main Floor	Bedroom - Primary · 12'3" × 10'10" ·
Main Floor	Walk-In Closet · 7'8" × 5'11" ·
Main Floor	Bedroom · 10'2" × 9'6" ·
Main Floor	Bedroom · 9'11" × 9'6" ·
Main Floor	Den · 8'5" × 8'3" ·
Main Floor	Laundry · 3'4" × 3' ·
Main Floor	Balcony · 18'9" × 6' ·
Main Floor	Foyer · 8'1" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2007-99-spruce-place-sw-calgary-a2340831/

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