3002 99 Spruce Place SW

Calgary | Active | MLS® A2344166

$1,950,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2010**	**3,134.2 sq. ft.**

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Listed by CIR Realty

A closer look

A rare opportunity to live above the city in one of Calgary’s most remarkable luxury residences. Perched high on the 30th floor of Ovation, this extraordinary 3-bedroom, 3.5-bath residence offers more than 3,100 sq. ft. of beautifully appointed living space, wrapped in sweeping views of the Calgary skyline, Rocky Mountains and Shaganappi Point Golf Course.

From the moment you enter, the scale is unmistakable. Expansive floor-to-ceiling windows fill the home with natural light, while four generous balconies create an effortless connection between the spectacular interior and the ever-changing panorama beyond. Morning coffee, evening cocktails or simply watching the city lights come alive-this is elevated living in every sense.

The custom-designed interior is finished with quality hardwood flooring, 5" signature baseboards, a sophisticated media room and an impressive appliance package. At the heart of the home, the gourmet kitchen features rich espresso cabinetry, abundant custom storage and generous workspace, flowing seamlessly into the spacious living room and elegant formal dining area-an exceptional setting for both intimate dinners and grand entertaining.

The primary suite is a private retreat unto itself, complete with a west-facing balcony, spacious sitting area and a spacious walk-in closet. The luxurious 5-piece ensuite feels like a personal spa, offering dual vanities, a deep soaker tub and a separate glass-enclosed steam shower.

Two additional bedrooms provide exceptional space and privacy, while the thoughtful floor plan offers multiple areas to gather, relax and entertain without compromising the sense of openness. This stunning property includes all custom furnishings and artwork.

Ovation elevates the experience even further with an indoor swimming pool, fitness facility, priority elevator access, full-time security and secure heated parking with a private double garage, plus storage.

Perfectly positioned just minutes from downtown and close to shopping, restaurants, entertainment and major amenities, this is an opportunity to downsize and simplify without sacrificing space, quality or lifestyle.

Come experience the views, the scale and the magic of this remarkable home. Private showings by appointment.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344166
Bedrooms	3
Bathrooms	4

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:	3,134.2 sq. ft.
Main Level Finished Area:	3,134.2 sq. ft.
Condo Fee:	$2,606.00
Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Insurance, Security Personnel, Sewer, Snow Removal, Water
Acreage:	No
Front Exposure:	West
Unit Exposure:	East, North, Northeast, Northwest, West
Floor Location:	Other
Entry Level:	30
Stories Total:	32
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	9
Year built:	2010 (Age: 16)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3

Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1010834
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Ovation
Community:	Spruce Cliff
Amenities:	Fitness Center, Indoor Pool, Party Room, Playground, Pool, Secured Parking, Spa/Hot Tub, Visitor Parking

Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	All furnishings are included in the sale.
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 13'5" × 11'1" ·
Main Floor	Bedroom · 27'2" × 13' ·
Main Floor	Bedroom · 15'11" × 12'6" ·
Main Floor	Den · 11'6" × 10'10" ·
Main Floor	Family Room · 16'10" × 12'4" ·
Main Floor	Living Room · 21'4" × 13'6" ·
Main Floor	Dining Room · 17'6" × 12' ·
Main Floor	Kitchen · 15'5" × 12'1" ·
Main Floor	Breakfast Nook · 16'2" × 10' ·
Main Floor	Office · 11'7" × 11'4" ·
Main Floor	Laundry · 8' × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Golf, Playground
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Pool Features:	Indoor
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W

Zoning:	DC (pre 1P2007)
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3002-99-spruce-place-sw-calgary-a2344166/

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