706 99 Spruce Place SW

Calgary | Active | MLS® A2349871

$399,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2010**	**1,047.61 sq. ft.**

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Listed by RE/MAX First

A closer look

Discover elevated living at Ovation Condominiums Calgary, one of the city's most sought-after concrete high-rises. This immaculate, upgraded residence spans over 1,000 SqFt, offering refined interiors and sweeping views that make this Spruce Cliff condo for sale a truly rare find. Step inside to a well-positioned den with custom built-in wardrobes, making it a perfect work-from-home retreat. Stylish tile flows throughout, lending a clean, polished look. The open-plan living space centres on a contemporary kitchen with an abundance of cabinetry, gleaming granite counters, a tiled backsplash, stainless steel appliances and a peninsula island. The dining area opens onto the larger of two private balconies, framing breathtaking Rocky Mountain views to the west. Floor-to-ceiling windows fill the home with natural light, while a feature fireplace adds warmth on crisp Calgary evenings. Step onto the second balcony for spectacular Calgary skyline views alongside the rolling greens of Shaganappi Golf Course. The spacious Master suite offers balcony access, a walk-through closet with custom California Closets, and a luxurious en-suite with a soaker tub, glass-doored shower and granite counters. The second bedroom features a custom Murphy bed, two built-in desks and generous storage - ideal as a guest room or home office. A stylish guest bathroom with walk-in shower completes the interior. 2 underground parking stalls and a storage locker add everyday convenience. Life at Ovation is resort-style living. Enjoy a fully equipped 24/7 gym, indoor swimming pool, hot tub and recreation room. Solid concrete construction means superior soundproofing, fire resistance and lasting durability - hallmarks of one of Calgary's premier west-side high-rises. Minutes from downtown Calgary and a short stroll to Westbrook CTrain station, the location is unbeatable. Westbrook Mall, grocery stores, restaurants and cafés are all close by, while Edworthy Park and the Bow River pathways offer stunning natural escapes right on your doorstep. Homes of this calibre at Ovation are seldom available.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349871
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:	1,047.61 sq. ft.
Main Level Finished Area:	1,047.61 sq. ft.
Condo Fee:	$922.43
Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Security Personnel, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East, North
Floor Location:	Other
Entry Level:	7
Stories Total:	25
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
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:	Boiler, Fireplace(s), Natural Gas

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Mantle
Garage:	No
Parking:	Heated Garage, Parkade, Titled
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Ovation
Community:	Spruce Cliff
Amenities:	Clubhouse, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Recreation Facilities, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking
Appliances:	See Remarks
Inclusions:	All goods sold in "As Is, Where Is" Condition as per Schedule A in Supplements
Restrictions:	Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 12'5" × 10'1" ·
Main Floor	Den · 11'4" × 8'1" ·

Main Floor	Dining Room · 16'7" × 9'2" ·
Main Floor	Kitchen · 16'7" × 8'4" ·
Main Floor	Living Room · 12'10" × 11'5" ·
Main Floor	Bedroom - Primary · 11'11" × 11'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Track Lighting, Walk-In Closet(s)
Exterior Features:	Balcony, Misting System
Patio And Porch Features:	Balcony(s)
Pool Features:	Heated, In Ground, Indoor
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/706-99-spruce-place-sw-calgary-a2349871/

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