



\$ 275,000.00

## 403 99 SPRUCE PLACE SW CALGARY

<https://paulbrinton.com>

| Downtown View | Amenity-Rich Building | Titled Underground Parking | Move In Ready Condition | Central A/C | Upon walking into this meticulously maintained home, you will be greeted with a bright and airy interior that features 9 foot ceilings and plenty of upgrades. The gourmet kitchen comes with...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment

**MLS ® #:** A1162289

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2010

**Parking:** Titled, Underground

**Post Updated:** 2021-11-17 16:22:03

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/17/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Tile

**Fireplace Features:** Electric

**Exterior Features:** None

**Cooling:** Central Air

**Interior Features:** Granite Counters

**Heating Type:** Baseboard,Natural Gas

**Fireplace:** 1

**Association Amenities:** Fitness Center,Indoor Pool,Pool,Recreation Room,Secured Parking,Storage,Visitor Parking

**Community Features:** Golf,Schools Nearby,Sidewalks,Shopping Nearby

**District:** CAL Zone W

**Inclusions:** N/A

**Roof Type:** Tar/Gravel

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** DC (pre1P2007)

**Laundry features:** In Unit

**Transaction Type:** For Sale



**List Price Square Foot:** \$ 332.64

**Photo Count:** 36

**Unit Exposure:** S

**Construction Materials:** Concrete

**Foundation:** Poured Concrete

**Living Area SF:** 826.71

**Structure Type:** High Rise (5+ stories)

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 403

**Suite:** No

**Appliances:** Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer

**Subdivision Name:** Spruce Cliff

**Restrictions:** Board Approval

