

# \$627,000 - 1502, 99 Spruce Place Sw, Calgary

MLS® #A2211774

## \$627,000

2 Bedroom, 2.00 Bathroom, 1,535 sqft  
Residential on 0.00 Acres

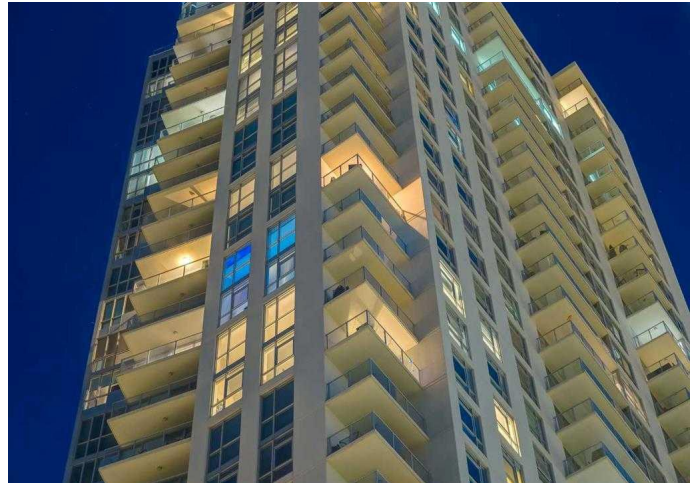
Spruce Cliff, Calgary, Alberta

Situated on the 15th floor of the Ovation Tower, this exceptional two-storey condo offers an extraordinary lifestyle defined by wall-to-wall windows, show-stopping views, and refined comfort. From sunrise over downtown Calgary to sunset behind the Rockies, the panoramic scenery is simply unmatched. The sweeping view of the golf course provides peace and tranquility—and you might even catch a golfer achieve the elusive hole in one!

Spanning over 1,500 square feet, this beautifully appointed home features two spacious bedrooms each with large walk-in closets and full bathrooms across two levels, with soaring ceilings and elevated finishings throughout. The open-concept layout is bathed in natural light, with central air conditioning keeping things perfectly comfortable year-round. A gas fireplace adds warmth and ambiance to the main living area, while two private balconies provide the perfect place to take in the expansive views.

Unlike most two-storey condos, this unit offers direct access to the elevator that services both levels, ideal for those seeking mobility ease or long-term accessibility.

Adding to the rare value, the property includes TWO titled underground parking stalls, a true luxury in a city where parking is becoming increasingly scarce!! Residents of Ovation also enjoy full access to resort-style amenities, including an indoor pool, hot tub, a full fitness centre, social spaces, and on-site security.



Perfectly located just minutes from downtown with quick access to Westbrook LRT, shopping, parks, pathways, and Stoney Trail, this home offers a rare combination of prestige, convenience, and exceptional views! For those who can appreciate the finest, this home truly has it all. Unmatched views, finishings, amenities and a prime inner city location all come together to make this a home perfect for those who expect nothing less than the best!

Built in 2010

**Essential Information**

MLS® #	A2211774
Price	\$627,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,535
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

**Community Information**

Address	1502, 99 Spruce Place Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3X7

**Amenities**

Amenities	Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Room, Secured Parking, Storage
Parking Spaces	2

Parking	Underground
# of Garages	2
Has Pool	Yes

### Interior

Interior Features	Closet Organizers, High Ceilings, Open Floorplan, Chandelier
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Stove(s), Washer
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	31

### Exterior

Exterior Features	Balcony
Construction	Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	68
Zoning	DC

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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