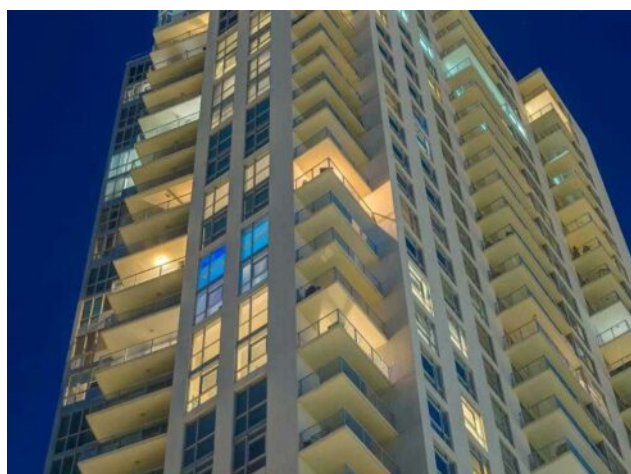


**1502, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2211774



\$637,000

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,535 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,364
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Open Floorplan		

Inclusions: n/a

This impressive two-level residence stands out with over 1,500 sq. ft. of well-designed space and some of the most breathtaking, uninterrupted panoramic views in Calgary. From every angle, you're surrounded by stunning scenery, including the full downtown skyline, Shaganappi Golf Course, and the Rocky Mountains. The main level features soaring floor-to-ceiling windows that flood the space with natural light, an open-concept living and dining area, and access to one of two private balconies. A spacious bedroom on this floor offers a walk-through closet and ensuite bath, combining comfort with thoughtful design. Upstairs, a bright and versatile loft awaits — ideal as a second living area, home office, or creative studio, all while soaking in those incredible views and offering direct access to the second balcony. The upper-level bedroom mirrors the main-level layout, complete with its own walk-through closet and private ensuite. Premium finishes and a smart, functional layout are further enhanced by the building amenities, including an indoor pool, hot tub, fully equipped fitness centre, games room, social rooms, 24-hour security, and TWO titled underground parking stalls. Steps from the C-Train and just moments from downtown. this is more than a home — it's a lifestyle for those who want elevated living with unmatched views!