



**2204, 99 Spruce Place SW
Calgary, Alberta**

MLS # A2326928



\$399,900

Division:	Spruce Cliff		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to Ovation at Westgate Park, a highly sought-after concrete building offering incredible amenities, breathtaking views, and unbeatable convenience. This beautifully refreshed 2-bedroom, 2-bathroom condo features brand-new carpet and fresh paint throughout, creating a clean, modern, and move-in ready home. The bright and open floor plan showcases 9 ft ceilings, expansive windows, and an abundance of natural light. Enjoy stunning mountain and city views from the living room and bedrooms, while the private balcony offers incredible views of the Calgary Tower, Saddledome, city skyline, and surrounding landscape. The kitchen features granite countertops, stainless steel appliances, ample cabinet space, and the convenience of in-suite laundry. Ovation is known for its exceptional amenities, including an indoor swimming pool, hot tub, fitness centre, party room, games room with billiards and table tennis, change rooms, 24-hour security, and plenty of visitor parking. Located in the desirable community of Westgate, you are steps from Westbrook LRT Station, shopping, restaurants, groceries, medical services, the library, parks, and Shaganappi Point Golf Course, with quick access to downtown Calgary. Complete with a titled underground parking stall and assigned storage locker, this beautifully updated condo offers a rare combination of views, location, lifestyle, amenities, and value.