

# \$759,500 - 4, 3404 8 Avenue Sw, Calgary

MLS® #A2187030

**\$759,500**

3 Bedroom, 3.00 Bathroom, 1,662 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to Spruce Cliff Mews, where modern luxury meets an unbeatable location for an active urban lifestyle, starting at \$759,500. These meticulously crafted townhomes offer spacious layouts with high-end finishes and thoughtful design throughout. Choose from three floorplans, featuring open-concept living spaces with luxury vinyl plank flooring, quartz countertops, and a Whirlpool stainless steel appliance package. The chef-inspired kitchen, complete with a private deck for grilling, flows seamlessly into a cozy living area with a contemporary electric fireplace. The primary bedroom boasts a four-piece ensuite, providing a private retreat. With three bedrooms, or the option for two on the upper level and a flexible office on the main level, there's space for all your needs. Enjoy breathtaking views from the expansive rooftop patio—the perfect spot to relax after a busy day.

Each townhome includes an attached single garage and is conveniently located just two blocks from Bow Trail SW, offering quick access to the Westbrook C-Train station, Shaganappi Point Golf Course, and the Bow River Pathway system for outdoor adventures. Don't miss this rare opportunity to live in a community that blends style, comfort, and an active lifestyle. Renderings are for conceptual purposes only; actual finishes may differ. Photos are taken from the show room.

Built in 2024



## Essential Information

MLS® #	A2187030
Price	\$759,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,662
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

## Community Information

Address	4, 3404 8 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Z7

## Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Basement                None

## **Exterior**

Exterior Features    Balcony, BBQ gas line

Lot Description        Landscaped, Low Maintenance Landscape, Rectangular Lot

Roof                     Flat Torch Membrane

Construction          Cement Fiber Board, Stucco, Wood Siding, Aluminum Siding

Foundation            Poured Concrete

## **Additional Information**

Date Listed            January 15th, 2025

Days on Market        97

Zoning                  TBV

HOA Fees Freq.        MON

## **Listing Details**

Listing Office          Keller Williams BOLD Realty

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