

# \$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        108  
Zoning                    TBV  
HOA Fees Freq.        MON

**Listing Details**

Listing Office            Keller Williams BOLD Realty

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