# \$820,000 - 1, 3404 8 Avenue, Calgary

MLS® #A2212176

## \$820,000

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

Spruce Cliff, Calgary, Alberta

CORNER UNIT!! Welcome to Spruce Cliff Mews, where modern luxury meets an unbeatable location for an active urban lifestyle. This SHOWHOME CORNER LOT UNIT offers a spacious layout with high-end finishes and thoughtful design throughout. 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 patioâ€"the perfect spot to relax after a busy day. Each town home 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.







Built in 2024

#### **Essential Information**

MLS® # A2212176 Price \$820,000

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 2 Storey
Status Active

## **Community Information**

Address 1, 3404 8 Avenue

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 No Animal Home, No Smoking Home, Quartz Counters, Built-in

Features, Closet Organizers, Kitchen Island, Walk-In Closet(s)

Appliances Built-In Freezer, Built-In Gas Range, Built-In Oven, Garage Control(s),

Microwave, Range Hood, Washer/Dryer Stacked

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Basement None

### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Low Maintenance Landscape, Landscaped, Rectangular Lot

Roof Flat Torch Membrane

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

Foundation Poured Concrete

## **Additional Information**

Date Listed April 16th, 2025

Days on Market 198
Zoning TBV

# **Listing Details**

Listing Office Keller Williams BOLD Realty

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