

# \$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          | Side by Side, 3 Storey |
| 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        79

Zoning                  TBV

HOA Fees Freq.        MON

## **Listing Details**

Listing Office          Keller Williams BOLD Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.