

# \$799,000 - 3345 Spruce Drive Sw, Calgary

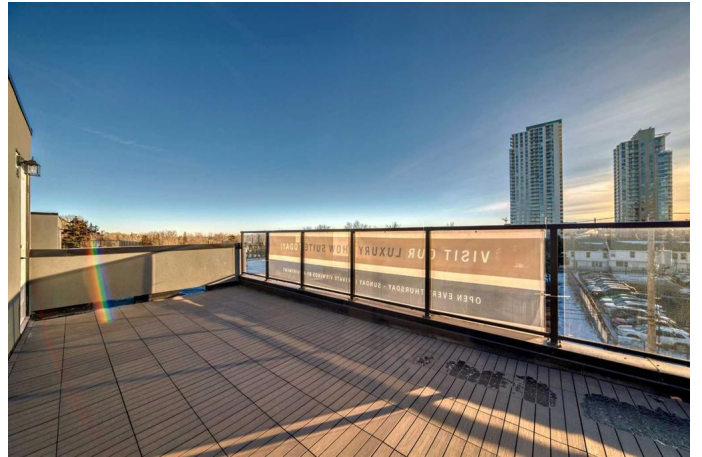
MLS® #A2202336

**\$799,000**

3 Bedroom, 3.00 Bathroom, 1,760 sqft  
Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Step into a world of modern elegance and convenience at Spruce Cliff Mews. This brand-new townhouse feature spacious, thoughtfully designed interiors with premium finishes throughout. Open-concept layouts are enhanced by sleek quartz countertops, luxury vinyl plank flooring, and high-quality stainless steel appliances. The chef-inspired kitchen opens onto a private deck, perfect for outdoor grilling, while the cozy living area, complete with a modern electric fireplace, offers a welcoming space to unwind. The generous primary bedroom boasts a tranquil four-piece ensuite, creating the ultimate retreat. With three bedrooms (or the option for two bedrooms plus a versatile office on the main level), these homes cater to various lifestyles. Enjoy the expansive rooftop patio, ideal for relaxing and taking in stunning views. Each townhome also features an attached single garage. Situated just two blocks from Bow Trail SW, you're minutes from the Westbrook C-Train station, Shaganappi Point Golf Course, and the Bow River Pathway, offering both convenience and outdoor recreation. Embrace a vibrant lifestyle in this exceptional community.



Built in 2024

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2202336  |
| Price  | \$799,000 |

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,760         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 3345 Spruce Drive Sw |
| Subdivision | Spruce Cliff         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | t3c3a3               |

### **Amenities**

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Built-In Refrigerator, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Built-In Gas Range                 |
| 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      | Aluminum Siding, Cement Fiber Board, Wood Siding       |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 28               |
| Zoning         | TBV              |
| HOA Fees       | 240              |
| HOA Fees Freq. | MON              |

### **Listing Details**

Listing Office            Keller Williams BOLD Realty

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