

# \$800,000 - 5, 3404 8 Avenue Sw, Calgary

MLS® #A2241898

**\$800,000**

3 Bedroom, 3.00 Bathroom, 1,662 sqft

Single Family on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Welcome to Spruce Cliff Mews â€” where modern style meets an unbeatable location. These thoughtfully crafted townhomes offer spacious floorplans with upscale finishes throughout. Inside, youâ€™ll find open-concept living areas featuring luxury vinyl plank flooring, quartz countertops, and a full suite of stainless steel appliances. The chef-style kitchen opens to a private deck, ideal for grilling, and flows into a comfortable living room complete with a sleek electric fireplace. Upstairs, the large primary bedroom includes a four-piece ensuite, creating your own personal retreat. With three bedrooms â€” or two plus a flexible main-floor office â€” these homes are designed to fit your lifestyle. Step out onto the expansive rooftop patio and take in the views â€” perfect for relaxing or entertaining. Each unit comes with an attached single garage and is just two blocks from Bow Trail SW, giving you quick access to the Westbrook C-Train station, Shaganappi Point Golf Course, and the scenic Bow River Pathway. This is your chance to be part of a vibrant, well-connected community that blends comfort, convenience, and an active way of life. (id:6289)



Built in 2024

## Essential Information

Listing # A2241898

Price \$800,000

Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,662
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	5, 3404 8 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	t3c2z7

### Amenities

Amenities	Park, Playground, Shopping
Features	Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	1
Parking	Attached Garage, Other
# of Garages	1

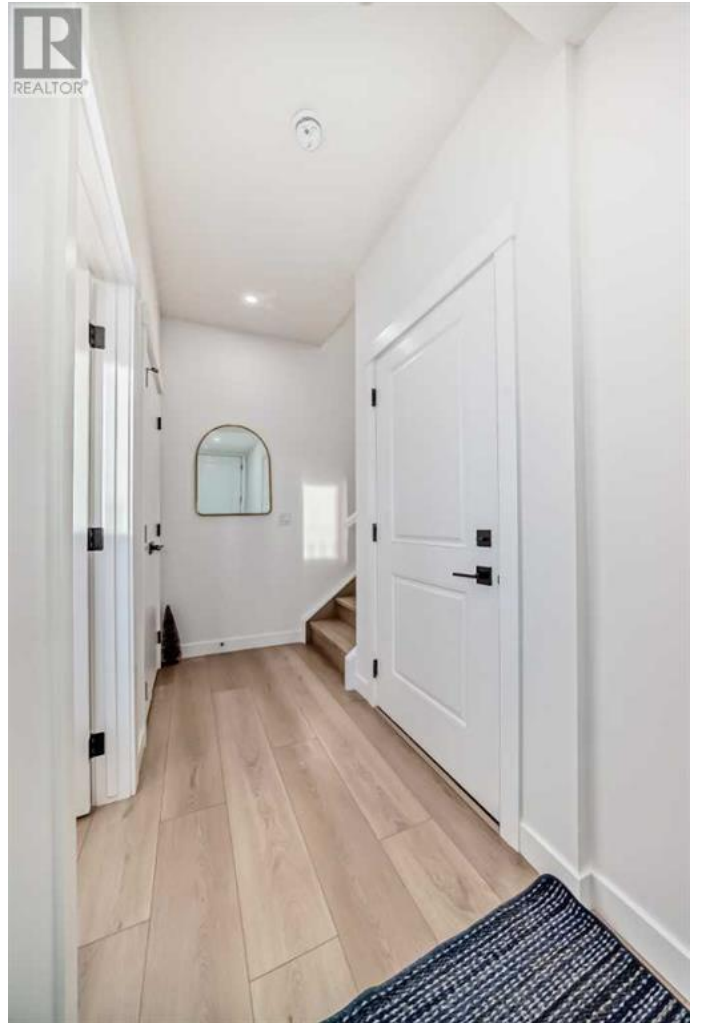
### Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Oven - Built-In, Garage door opener, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

### Exterior

Exterior	Aluminum siding, Wood siding
Exterior Features	Landscaped
Foundation	Poured Concrete

### Listing Details



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