

# \$779,000 - 2, 3404 8 Avenue Sw, Calgary

MLS® #A2201527

**\$779,000**

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

Spruce Cliff, Calgary, Alberta

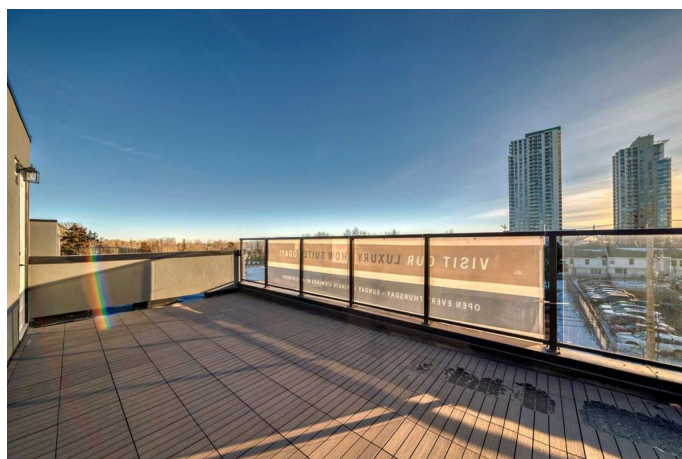
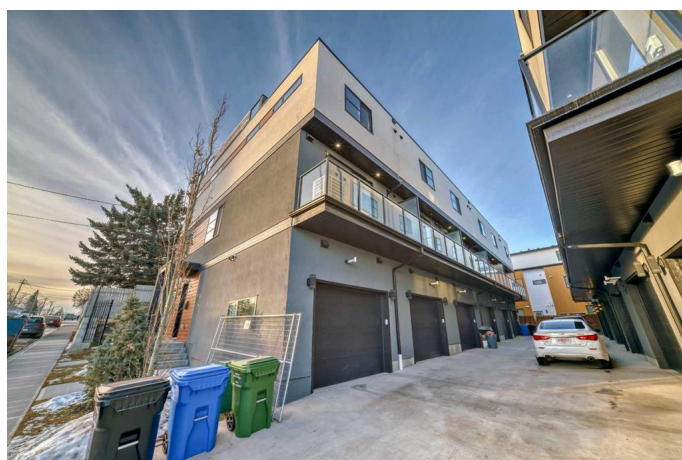
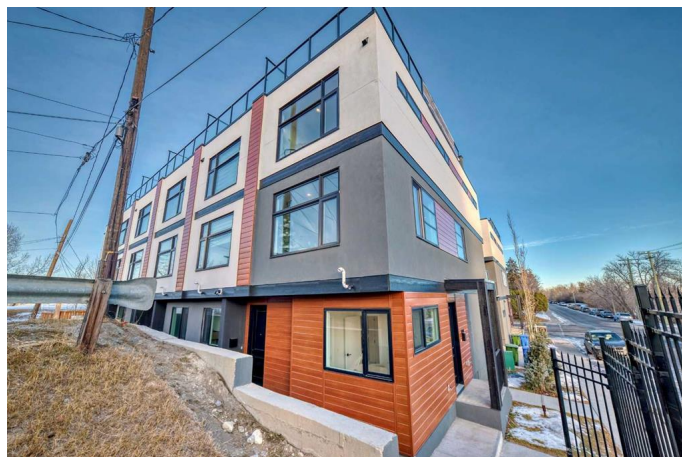
Discover the perfect balance of modern elegance and prime location at Spruce Cliff Mews. These beautifully designed townhomes feature spacious layouts with luxurious finishes and thoughtful details. It offers open-concept living areas with stylish luxury vinyl plank flooring, sleek quartz countertops, and high-quality Whirlpool stainless steel appliances. The chef-inspired kitchen includes a private deck for outdoor grilling, seamlessly connecting to a cozy living space with a modern electric fireplace. The spacious primary bedroom comes with a four-piece ensuite, providing a serene retreat. With three bedrooms, or the option of two bedrooms plus a versatile office on the main level, these homes cater to all your needs. Enjoy stunning views from the large rooftop patio, the perfect place to unwind after a busy day. Each townhome also features an attached single garage and is ideally located just two blocks from Bow Trail SW, with easy access to the Westbrook C-Train station, Shaganappi Point Golf Course, and the Bow River Pathway for outdoor exploration. Don't miss the chance to be part of this vibrant community, offering a blend of style, convenience, and an active lifestyle.

Built in 2024

## Essential Information

MLS® #

A2201527



Price	\$779,000
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	3 Storey
Status	Active

### Community Information

Address	2, 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	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Garage Control(s), Microwave, 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	Aluminum Siding, Cement Fiber Board, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	41
Zoning	TBV
HOA Fees	240
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.