

\$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 patio—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 | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances | Built-In Oven, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Built-In Freezer, Built-In Gas Range |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| 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, Aluminum Siding, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 190 |
| Zoning | TBV |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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