

# \$820,000 - 1, 3404 8 Avenue, Calgary

MLS® #A2212176

**\$820,000**

3 Bedroom, 3.00 Bathroom, 1,662 sqft

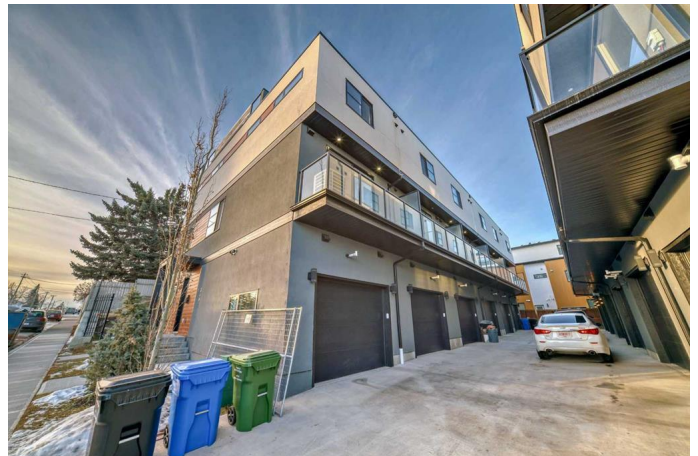
Residential on 0.00 Acres

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

**Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                    |
| Lot Description   | Low Maintenance Landscape, Landscaped, Rectangular Lot   |
| Roof              | Flat Torch Membrane                                      |
| Construction      | Aluminum Siding, Cement Fiber Board, Stucco, Wood Siding |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 198              |
| Zoning         | TBV              |

**Listing Details**

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

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