# \$800,000 - 3349 Spruce Drive Sw, Calgary

MLS® #A2240802

### \$800,000

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

Spruce Cliff, Calgary, Alberta

Experience comfort and stylish living at Spruce Cliff Mews. These newly built townhomes offer spacious interiors designed with care and finished with high-end touches. The open-concept floor plans are highlighted by elegant quartz countertops, durable luxury vinyl plank flooring, and sleek stainless steel appliances. A chef-style kitchen flows seamlessly onto a private deckâ€"perfect for summer barbecuesâ€"while the inviting living room features a chic electric fireplace, creating a cozy ambiance. The primary suite offers a peaceful retreat with a beautifully appointed four-piece ensuite. With three bedroomsâ€"or a flexible layout offering two bedrooms plus a main-floor officeâ€"these homes are designed to suit a range of needs. Take in panoramic views from the expansive rooftop patio, ideal for lounging or entertaining. Each unit includes a convenient attached single-car garage. Located just two blocks off Bow Trail SW, you'll enjoy quick access to Westbrook C-Train Station, Shaganappi Point Golf Course, and the scenic Bow River Pathway. Discover the perfect blend of urban convenience and outdoor living in this vibrant new community.





Built in 2024

#### **Essential Information**

MLS® # A2240802 Price \$800,000 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 3349 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 Gas Range, Built-In Oven, Built-In Refrigerator, Garage

Control(s), Microwave, Range Hood, 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 Maintenan

Roof Flat Torch Membrane

Construction Aluminum Siding, Cement Fil

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 17th, 2025

Days on Market 104 Zoning TBV

# **Listing Details**

Listing Office Keller Williams BOLD Realty

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