

# \$799,900 - 2, 3404 8 Avenue Sw, Calgary

MLS® #A2231266

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,662 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

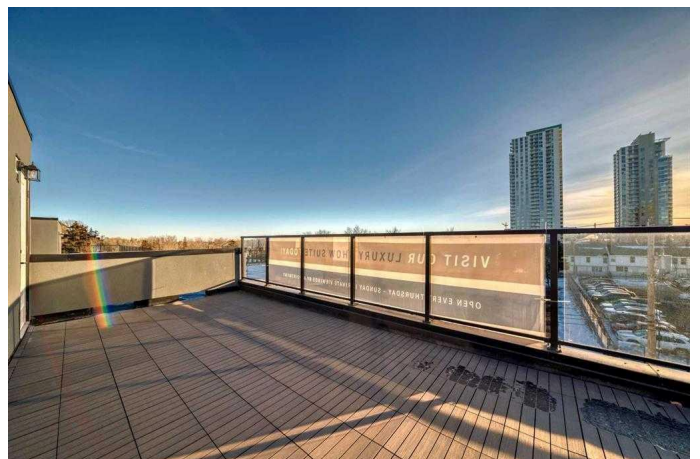
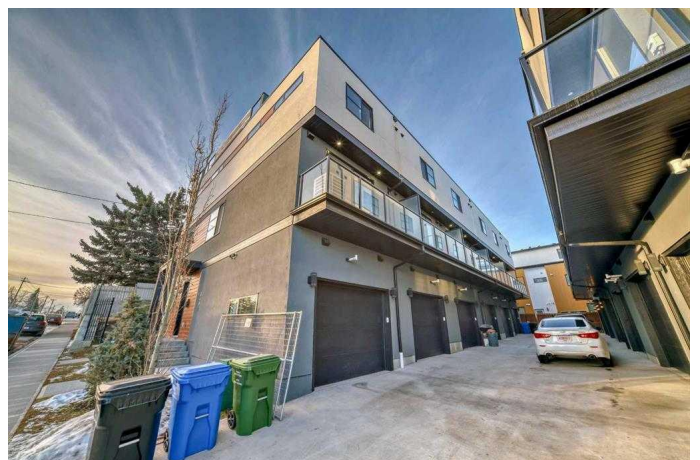
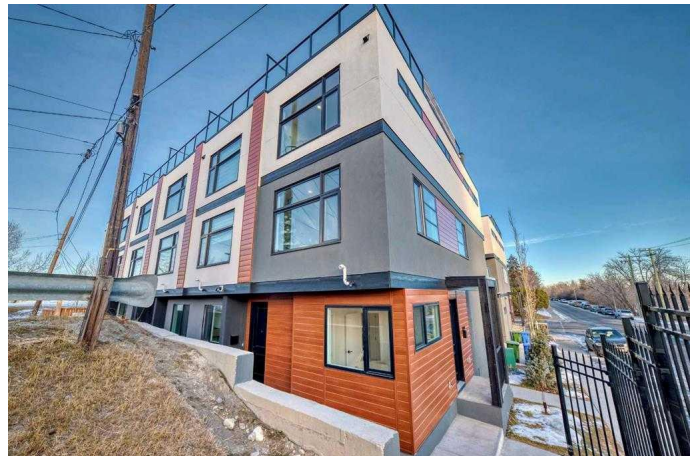
Discover the perfect balance of modern elegance and prime location at Spruce Cliff Mews. These beautifully designed townhomes feature spacious layouts with luxurious finishes and thoughtful details. It offers open-concept living areas with stylish luxury vinyl plank flooring, sleek quartz countertops, 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® #

A2231266



|                |               |
|----------------|---------------|
| Price          | \$799,900     |
| 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, No Smoking 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    | June 15th, 2025 |
| Days on Market | 138             |
| Zoning         | TBV             |

**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.