

# \$800,000 - 1, 3404 8 Avenue, Calgary

MLS® #A2212176

**\$800,000**

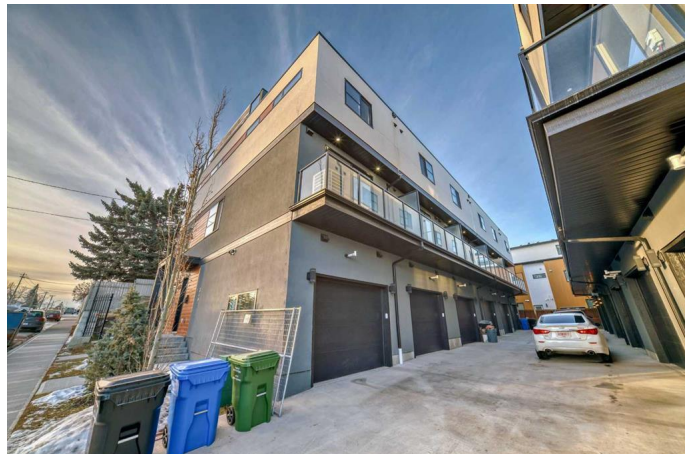
3 Bedroom, 3.00 Bathroom, 1,662 sqft  
Residential on 0.00 Acres

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	\$800,000
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, Wood Siding, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	2
Zoning	TBV

## Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.