

4, 3408 8 Avenue SW
Calgary, Alberta

MLS # A2231285



\$799,900

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| Division: | Spruce Cliff | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,662 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | \$ 240 |
| Basement: | None | LLD: | - |
| Exterior: | Aluminum Siding , Cement Fiber Board, Stucco, Wood Siding | Zoning: | TBV |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: n/a

Welcome to Spruce Cliff Mews, where modern luxury meets an unbeatable location for an active urban lifestyle, starting at \$759,500. These meticulously crafted townhomes offer spacious layouts with high-end finishes and thoughtful design throughout. Choose from three floorplans, 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 townhome 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. Photos are taken from the show room.