



3404 8 Avenue Calgary Alberta

\$7,900,000

Welcome to Spruce Mews Townhomes. These 12 fantastically designed 3 story 3 bedroom townhomes are across the street from Shaganappi Point golf course. These open floor plan townhomes feature high ceilings and floor to ceiling windows to frame the views. Imagine summer nights up on your roof top patio sitting around a fire. These units will not be hard to rent, and the short term rental potential is phenomenal. With rents at \$3500 a month you are just over a 5% Cap plus appreciation potential. feature sheet and projected rent role in supplements. Project is currently on track for possessions beginning in November. (id:6769)

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