



## 3404 8 Avenue Calgary Alberta

\$800,000

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. (id:6769)

Living room 14.00 Ft x 15.58 Ft  
Dining room 10.42 Ft x 10.25 Ft  
Other 15.25 Ft x 10.83 Ft  
2pc Bathroom 2.75 Ft x 6.92 Ft  
Other 3.58 Ft x 14.58 Ft  
4pc Bathroom 6.25 Ft x 12.08 Ft

Primary Bedroom 14.08 Ft x 11.42 Ft  
Laundry room 3.50 Ft x 3.17 Ft  
4pc Bathroom 6.25 Ft x 8.08 Ft  
Bedroom 10.00 Ft x 14.08 Ft  
Bedroom 9.42 Ft x 8.33 Ft

Listing Presented By:



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<http://theagencyre.com/>



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