



## 3404 8 Avenue Calgary Alberta

\$669,000

SHOW SUITE OPEN ALL THURS + FRI 3-8PM & SAT + SUN 12-5PM! The perfect balance of inner-city, luxury living to match your on-the-go, outdoor lifestyle! These upgraded, spacious, and modern SPRUCE CLIFF MEWS TOWNHOMES are the perfect option for your family, with prices starting at \$669,900! Located on the corner of Spruce Drive SW, two blocks up from Bow Trail and across from Shaganappi Point Golf Course, it couldn't be better suited to an active, metropolitan lifestyle. Enjoy golf course and DOWNTOWN VIEWS, but the open space doesn't end there! Your neighbour to the north is the Spruce Cliff Community Association! There's a playground, arts centre, basketball courts, lawn bowling, and open field. Just past the assoc. is a local shopping centre with everyone's favourite Pie Junkie, a barber shop, a bakery, a pub, and more! Head south, and all the amenities, shopping, and restaurants you could need are within walking distance, including the Westbrook Mall, Westbrook C-Train Station and Library, local dining options along 17th Ave SW, and more as you travel along 17th Ave or 37th Street! Commute downtown in just 10 minutes, or hop on the train for stress-free morning travel. Spend lots of time outdoors all year round, with walking access to the Douglas Fir Trail, Edworthy Park, and the entire Bow River Pathway system! There are many playgrounds for little ones & easy access out of town following Bow Trail to Sarcee. Back home in your new townhome, you have THREE FLOORPLANS in varying price ranges! Each floorplan is loaded with the modern luxuries you want and expect from a new build, with quality finishes and craftsmanship alongside luxury upgrades. All floorplans feature an incredible ROOFTOP PATIO with East and West exposure and built-in planter boxes, a mix of luxury vinyl plank flooring and luxury carpet, 2 upper bedrooms with a third on the main floor that can als...

Living room 14.75 Ft x 14.25 Ft

Kitchen 13.67 Ft x 11.08 Ft

Dining room 12.58 Ft x 10.33 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.42 Ft x 11.83 Ft

Bedroom 10.00 Ft x 11.83 Ft

Laundry room 3.00 Ft x 3.00 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Other 31.08 Ft x 14.67 Ft

Bedroom 10.50 Ft x 14.25 Ft

Listing Presented By:



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