



# 3404 8 Avenue Calgary Alberta

\$800,000

Welcome to Spruce Cliff Mews - where modern style meets an unbeatable location. These thoughtfully crafted townhomes offer spacious floorplans with upscale finishes throughout. Inside, you'll find open-concept living areas featuring luxury vinyl plank flooring, quartz countertops, and a full suite of stainless steel appliances. The chef-style kitchen opens to a private deck, ideal for grilling, and flows into a comfortable living room complete with a sleek electric fireplace. Upstairs, the large primary bedroom includes a four-piece ensuite, creating your own personal retreat. With three bedrooms - or two plus a flexible main-floor office - these homes are designed to fit your lifestyle. Step out onto the expansive rooftop patio and take in the views - perfect for relaxing or entertaining. Each unit comes with an attached single garage and is just two blocks from Bow Trail SW, giving you quick access to the Westbrook C-Train station, Shaganappi Point Golf Course, and the scenic Bow River Pathway. This is your chance to be part of a vibrant, well-connected community that blends comfort, convenience, and an active way of life. (id:6769)

Other 14.00 Ft x 30.42 Ft

Other 14.00 Ft x 4.17 Ft

Furnace 5.83 Ft x 5.50 Ft

Bedroom 9.42 Ft x 8.33 Ft

Other 4.25 Ft x 5.00 Ft

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

Listing Presented By:



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