\$800,000 - 5, 3404 8 Avenue Sw, Calgary

MLS® #A2241898

\$800,000

3 Bedroom, 3.00 Bathroom, 1,662 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

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'II 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.





Built in 2024

Essential Information

MLS® # A2241898 Price \$800,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,662 Acres 0.00 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 5, 3404 8 Avenue Sw

Subdivision Spruce Cliff

City Calgary
County Calgary
Province Alberta
Postal Code t3c2z7

Amenities

Amenities None

Parking Spaces 1

Parking Off Street, Single Garage Attached

of Garages 1

Interior

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Animal Home,

No Smoking Home, Quartz Counters, Walk-In Closet(s)

Appliances Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher,

Garage Control(s), Microwave, Washer/Dryer Stacked

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric
Basement None

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Landscaped, Low Maintenan

Roof Flat Torch Membrane

Construction Aluminum Siding, Cement Fil

Foundation Poured Concrete

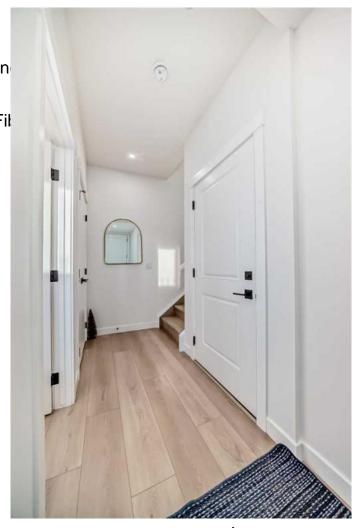
Additional Information

Date Listed July 21st, 2025

Days on Market 99
Zoning TBV

Listing Details

Listing Office Keller Williams BOLD Realty



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