

# \$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

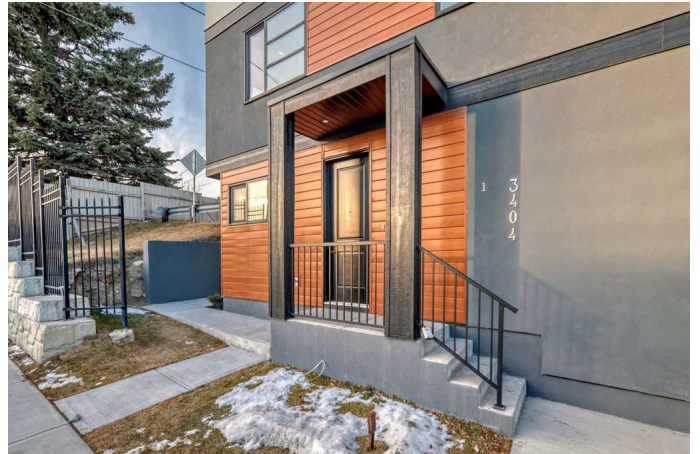
Welcome to Spruce Cliff Mews â€” where modern style meets an unbeatable location. These thoughtfully crafted townhomes offer spacious floorplans with upscale finishes throughout. Inside, youâ€™ll find open-concept living areas featuring luxury vinyl plank flooring, quartz countertops, and a full suite 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 â€” or two plus a flexible main-floor office â€” these homes are designed to fit your lifestyle. Step out onto the expansive rooftop patio and take in the views â€” 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 Refrigerator, Dishwasher, Garage Control(s), Microwave, Washer/Dryer Stacked, Built-In Oven
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 Maintenance
Roof	Flat Torch Membrane
Construction	Cement Fiber Board, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	8
Zoning	TBV

**Listing Details**

Listing Office	Keller Williams BOLD Realty
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