

# \$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 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 Maintenance    |
| Roof              | Flat Torch Membrane            |
| Construction      | Aluminum Siding, Cement Finish |
| Foundation        | Poured Concrete                |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 105             |
| Zoning         | TBV             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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