

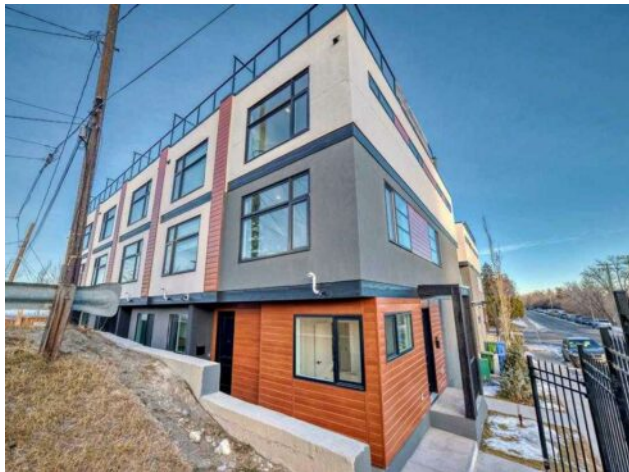


GRASSROOTS
REALTY GROUP

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2, 3404 8 Avenue SW
Calgary, Alberta

MLS # A2231266



\$799,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Spruce Cliff | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,662 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Low Maintenance Landscape, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | \$ 240 |
| Basement: | None | LLD: | - |
| Exterior: | Aluminum Siding , Cement Fiber Board, Wood Siding | Zoning: | TBV |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | n/a | | |

Discover the perfect balance of modern elegance and prime location at Spruce Cliff Mews. These beautifully designed townhomes feature spacious layouts with luxurious finishes and thoughtful details. It offers open-concept living areas with stylish luxury vinyl plank flooring, sleek quartz countertops, and high-quality Whirlpool stainless steel appliances. The chef-inspired kitchen includes a private deck for outdoor grilling, seamlessly connecting to a cozy living space with a modern electric fireplace. The spacious primary bedroom comes with a four-piece ensuite, providing a serene retreat. With three bedrooms, or the option of two bedrooms plus a versatile office on the main level, these homes cater to all your needs. Enjoy stunning views from the large rooftop patio, the perfect place to unwind after a busy day. Each townhome also features an attached single garage and is ideally located just two blocks from Bow Trail SW, with easy access to the Westbrook C-Train station, Shaganappi Point Golf Course, and the Bow River Pathway for outdoor exploration. Don't miss the chance to be part of this vibrant community, offering a blend of style, convenience, and an active lifestyle.