

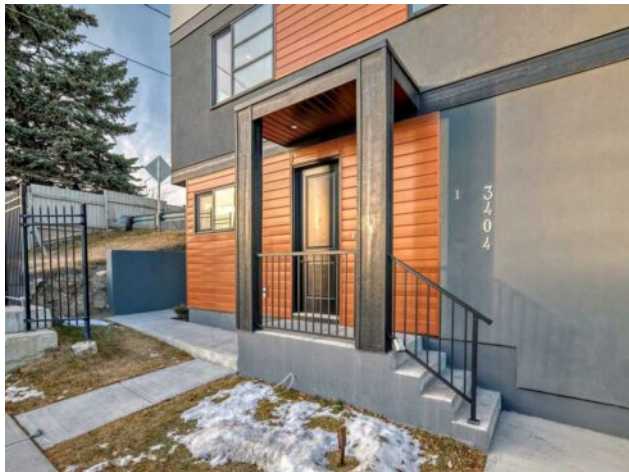


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5, 3404 8 Avenue SW
Calgary, Alberta

MLS # A2241898



\$800,000

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

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.