

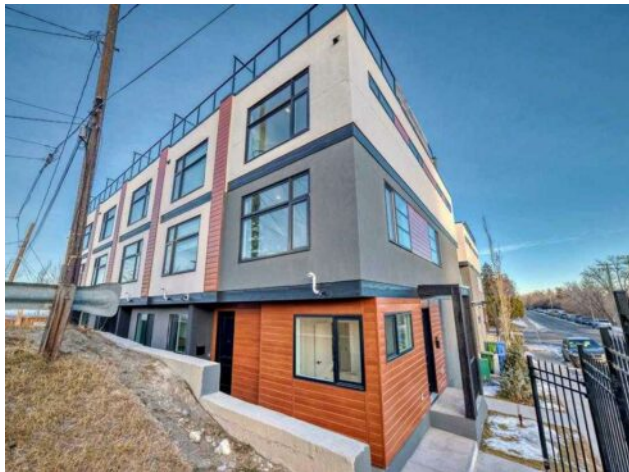


GRASSROOTS
REALTY GROUP

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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.