



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1, 3404 8 Avenue  
Calgary, Alberta

MLS # A2212176



**\$820,000**

Division:	Spruce Cliff		
Type:	Residential/Other		
Style:	2 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, Stucco, 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

CORNER UNIT!! Welcome to Spruce Cliff Mews, where modern luxury meets an unbeatable location for an active urban lifestyle, This SHOWHOME CORNER LOT UNIT offers a spacious layout with high-end finishes and thoughtful design throughout. Featuring open-concept living spaces with luxury vinyl plank flooring, quartz countertops, and a Whirlpool stainless steel appliance package. The chef-inspired kitchen, complete with a private deck for grilling, flows seamlessly into a cozy living area with a contemporary electric fireplace. The primary bedroom boasts a four-piece ensuite providing a private retreat. With three bedrooms, or the option for two on the upper level and a flexible office on the main level, there's space for all your needs. Enjoy breathtaking views from the expansive rooftop patio—the perfect spot to relax after a busy day. Each town home includes an attached single garage and is conveniently located just two blocks from Bow Trail SW, offering quick access to the Westbrook C-Train station, Shaganappi Point Golf Course, and the Bow River Pathway system for outdoor adventures. Don't miss this rare opportunity to live in a community that blends style, comfort, and an active lifestyle. Renderings are for conceptual purposes only; actual finishes may differ.