

\$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	111
Zoning	TBV

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.