



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3404 8 Avenue #2, Calgary t3c2z7**

MLS® #: **A2201527**      Area: **Spruce Cliff**      Listing Date: **03/12/25**      List Price: **\$779,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **1,661**  
                     Low Sqft:  
                     Ttl Sqft: **1,661**

DOM

**2**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 (or more) Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Landscaped,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane**      Construction: **Aluminum Siding ,Cement Fiber Board,Wood Siding**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**  
 Flooring: **Carpet,Laminate,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Washer/Dryer Stacked**  
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: **\$240**      Title: **Fee Simple**      Zoning: **TBV**  
 Fee Freq: **Monthly**

Legal Desc:

2411653

Remarks

Pub Rmks: **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.**

Inclusions:

n/a

Property Listed By:

**Keller Williams BOLD Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

