

\$759,000 - 3398 8 Avenue Sw, Calgary

MLS® #A2166859

\$759,000

3 Bedroom, 3.00 Bathroom, 1,625 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

SHOW SUITE OPEN ALL THURS + FRI 3-8PM & SAT + SUN 12-5PM The perfect balance of inner-city, luxury living to match your on-the-go, outdoor lifestyle! These upgraded, spacious, and modern SPRUCE CLIFF MEWS TOWNHOMES are the perfect option for your family. Located on the corner of Spruce Drive SW, two blocks up from Bow Trail and across from Shaganappi Point Golf Course, it couldn't be better suited to an active, metropolitan lifestyle. Enjoy golf course and DOWNTOWN VIEWS, but the open space doesn't end there! Your neighbour to the north is the Spruce Cliff Community Association! There's a playground, arts centre, basketball courts, lawn bowling, and open field. Just past the assoc. is a local shopping centre with everyone's favourite Pie Junkie, a barber shop, a bakery, a pub, and more! Head south, and all the amenities, shopping, and restaurants you could need are within walking distance, including the Westbrook Mall, Westbrook C-Train Station and Library, local dining options along 17th Ave SW, and more as you travel along 17th Ave or 37th Street! Commute downtown in just 10 minutes, or hop on the train for stress-free morning travel. Spend lots of time outdoors all year round, with walking access to the Douglas Fir Trail, Edworthy Park, and the entire Bow River Pathway system! There are many playgrounds for little ones and easy access out of town following Bow Trail to Sarcee. Back home in your new townhome,



you have THREE FLOORPLANS in varying price ranges! Each floorplan is loaded with the modern luxuries you want and expect from a new build, with quality finishes and craftsmanship alongside luxury upgrades. All floorplans feature an incredible ROOFTOP PATIO with East and West exposure and a mix of luxury vinyl plank flooring and luxury carpet, 2 upper bedrooms with a third on the main floor that can also be used as a home office or flex space, and a secure, attached oversized single car garage. The gourmet kitchens are finished with upgraded custom cabinetry with under cabinet lighting and soft-close hardware, quartz countertops, central islands with waterfall edges, and a Whirlpool stainless steel appliance package complete with a French door refrigerator, gas cooktop, wall oven and microwave, and dishwasher. Each home also features a kitchen balcony, complete with a gas line for a BBQ! Enjoy family meals and entertaining in the full-size dining room, and lounge comfortably in the spacious living room with a contemporary electric fireplace with tile surround! Two bedrooms, including the primary with a private 4-pc ensuite, are found on the third floor with a laundry closet & modern bathroom finishes. Don't miss your opportunity for the ultimate live, work, and play lifestyle in these upcoming luxury townhomes! Be sure to view the floorplans, specs, & brochure for an immersive look into your family's new home today! *Pictures from Show Suite; actual finishes & selections may vary slightly. RMS calculated from Builders Plans RMS to be verified upon completion*

Built in 2024

Essential Information

MLS® #

A2166859

Price	\$759,000
Sold Price	\$765,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	3398 8 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3Y4

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Corner Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Aluminum Siding, Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2024
Date Sold	September 18th, 2024
Zoning	TBV
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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