# \$799,000 - 3345 Spruce Drive Sw, Calgary

MLS® #A2202336

## \$799,000

3 Bedroom, 3.00 Bathroom, 1,760 sqft Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Step into a world of modern elegance and convenience at Spruce Cliff Mews. This brand-new townhouse feature spacious, thoughtfully designed interiors with premium finishes throughout. Open-concept layouts are enhanced by sleek quartz countertops, luxury vinyl plank flooring, and high-quality stainless steel appliances. The chef-inspired kitchen opens onto a private deck, perfect for outdoor grilling, while the cozy living area, complete with a modern electric fireplace, offers a welcoming space to unwind. The generous primary bedroom boasts a tranquil four-piece ensuite, creating the ultimate retreat. With three bedrooms (or the option for two bedrooms plus a versatile office on the main level), these homes cater to various lifestyles. Enjoy the expansive rooftop patio, ideal for relaxing and taking in stunning views. Each townhome also features an attached single garage. Situated just two blocks from Bow Trail SW, you're minutes from the Westbrook C-Train station, Shaganappi Point Golf Course, and the Bow River Pathway, offering both convenience and outdoor recreation. Embrace a vibrant lifestyle in this exceptional community.





Built in 2024

#### **Essential Information**

MLS® # A2202336 Price \$799.000 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,760

Acres 0.00

Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 3345 Spruce Drive Sw

Subdivision Spruce Cliff

City Calgary
County Calgary

Province Alberta
Postal Code t3c3a3

#### **Amenities**

Amenities None

Parking Spaces 1

Parking Off Street, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No

Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Appliances Built-In Oven, Built-In Refrigerator, Garage Control(s), Microwave,

Range Hood, Washer/Dryer Stacked, Built-In Gas Range

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 Landscape, Rectangular Lot

Roof Flat Torch Membrane

Construction Aluminum Siding, Cement Fiber Board, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 23

Zoning TBV

HOA Fees 240

HOA Fees Freq. MON

## **Listing Details**

Listing Office Keller Williams BOLD Realty

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