

# \$800,000 - 3349 Spruce Drive Sw, Calgary

MLS® #A2240802

**\$800,000**

3 Bedroom, 3.00 Bathroom, 1,760 sqft

Residential on 0.00 Acres

Spruce Cliff, Calgary, Alberta

Experience comfort and stylish living at Spruce Cliff Mews. These newly built townhomes offer spacious interiors designed with care and finished with high-end touches. The open-concept floor plans are highlighted by elegant quartz countertops, durable luxury vinyl plank flooring, and sleek stainless steel appliances. A chef-style kitchen flows seamlessly onto a private deck—perfect for summer barbecues—while the inviting living room features a chic electric fireplace, creating a cozy ambiance. The primary suite offers a peaceful retreat with a beautifully appointed four-piece ensuite. With three bedrooms—or a flexible layout offering two bedrooms plus a main-floor office—these homes are designed to suit a range of needs. Take in panoramic views from the expansive rooftop patio, ideal for lounging or entertaining. Each unit includes a convenient attached single-car garage. Located just two blocks off Bow Trail SW, you'll enjoy quick access to Westbrook C-Train Station, Shaganappi Point Golf Course, and the scenic Bow River Pathway. Discover the perfect blend of urban convenience and outdoor living in this vibrant new community.



Built in 2024

## Essential Information

MLS® # A2240802

Price \$800,000

|                |               |
|----------------|---------------|
| 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     | 3349 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 Gas Range, Built-In Oven, Built-In Refrigerator, Garage Control(s), Microwave, Range Hood, 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 17th, 2025 |
| Days on Market | 103             |
| Zoning         | TBV             |

**Listing Details**

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

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