

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

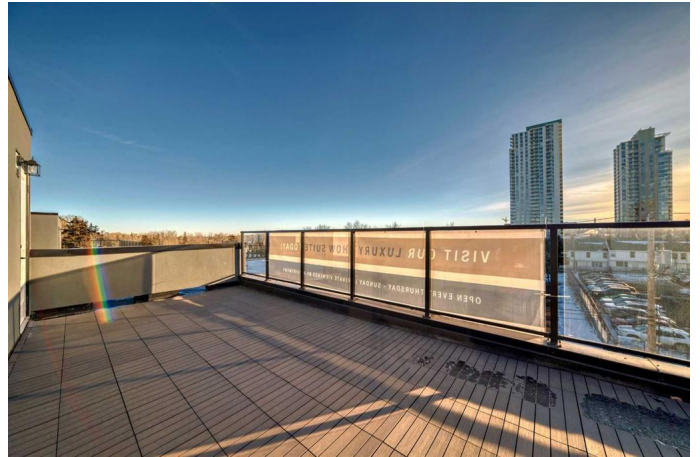
MLS® #A2202336

**\$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 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 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	21
Zoning	TBV
HOA Fees	240
HOA Fees Freq.	MON

### **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.