3349 Spruce Drive SW
Calgary, Alberta

MLS # A2240802

$800,000

Division:	Spruce Cliff
Type:	Residential/Five Plus
Style:	3 (or more) Storey
Size:	1,760 sq.ft.
Age:	2024 (1 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached
Lot Size:	-
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	$ 240
Basement:	None	**LLD:**	-
Exterior:	Aluminum Siding , Cement Fiber Board, Wood Siding	**Zoning:**	TBV
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		
Inclusions:	n/a		

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.