

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

MLS® #A2240802

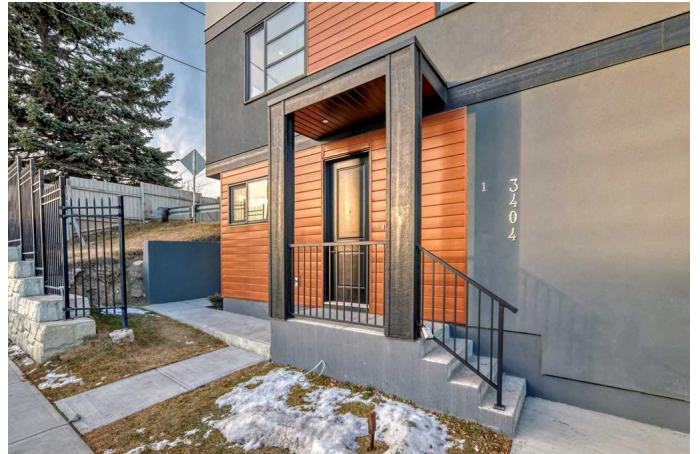
\$800,000

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	85
Zoning	TBV

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.