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3349 Spruce Drive SW Calgary, Alberta

Inclusions:

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: Closet(s)	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In			

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.