

\$720,000 - 1, 3355 Spruce Drive Sw, Calgary

MLS® #A2245736

\$720,000

3 Bedroom, 4.00 Bathroom, 1,914 sqft

Residential on 0.00 Acres

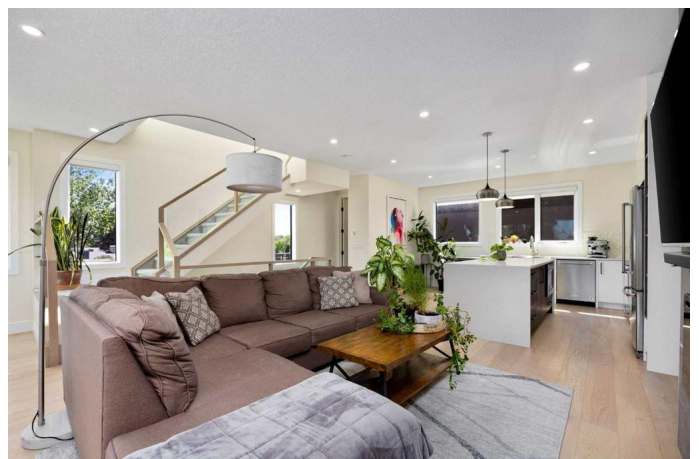
Spruce Cliff, Calgary, Alberta

Welcome to this beautifully designed 3-bedroom, 3.5-bathroom townhome in the vibrant and highly sought-after community of Spruce Cliff. Thoughtfully crafted with upscale finishes and modern conveniences, this home offers both luxury and functionality in every corner.

Step inside to soaring 9-foot ceilings and an abundance of natural light streaming through oversized windows and a striking skylight above. The open-concept main floor is perfect for entertaining, featuring rich hardwood flooring, custom tile work, and a stylish powder room adorned with elegant designer wallpaper. The chef-inspired kitchen boasts luxury finishes and seamlessly flows into the spacious living room and dining area. Tucked into a charming window-surrounded nook, the dining space creates a cozy yet open atmosphere. Step out onto your private balcony overlooking Spruce Park, ideal for morning coffee or evening relaxation.

Upstairs, you'll find two generously sized bedrooms, each with its own private ensuite. The primary suite is a true retreat, complete with a large, sunlit walk-in closet, a gorgeous 4-piece ensuite, and its own private balcony with tranquil park views. Laundry is conveniently located on this level.

Downstairs, the third bedroom with its own ensuite offers flexibility as a guest suite, home office, or fitness space. This unit also includes a private backyard, perfect for summer barbecues or a quiet retreat, and an oversized



single attached garage with bike racks and ample room for storage.

This beautiful townhouse includes the latest smart home features, including automated blinds, lighting, door locks and thermostat to elevate your living experience with effortless control and convenience.

Situated on the edge of the Shapanappi Point Golf Course and a couple of blocks from Bow Trail SW, you'll enjoy quick access to the Westbrook C-Train Station, downtown, coffee shops and grocery stores and the scenic Bow River Pathway – all while living in one of Calgary’s most connected and community-rich neighborhoods.

Don't miss your chance to own this stunning, light-filled, and impeccably finished townhome in Spruce Cliff. Schedule your private showing today!

Built in 2020

Essential Information

MLS® #	A2245736
Price	\$720,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,914
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1, 3355 Spruce Drive Sw
---------	-------------------------

Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3A3

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Smart Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	37
Zoning	M-CG d75

Listing Details

Listing Office	CIR 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.