

# \$774,900 - 2213 77 Street Sw, Calgary

MLS® #A2219008

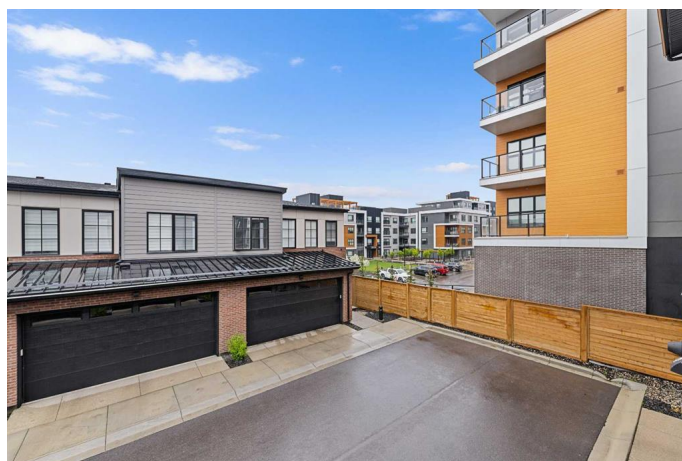
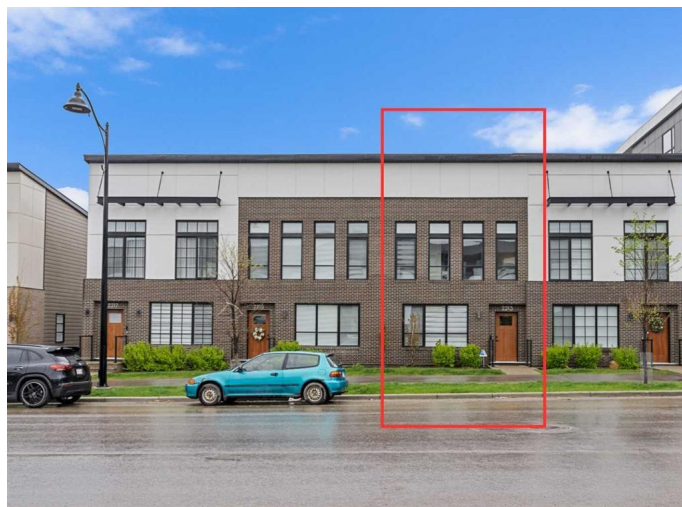
**\$774,900**

2 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

**\*\*Open House: 1-3 pm, Sat, Jun 7\*\*.** Discover refined living in one of southwest Calgary's most desirable estate communities. This exquisite 2-storey townhome development by Truman homes in Springbank Hill combines modern design with energy efficiency. Fully-upgraded and developed, move-in ready. It features 2 bedrooms, 2.5 bathrooms and an attached double garage, plus a developed basement. Upon entering, you'll be greeted by an open-concept floor plan that invites natural light to flood the space. Large east-facing windows brighten the spacious living room. Designer feature walls and custom blinds elevate the interior, creating a welcoming atmosphere. The chef-inspired kitchen with built-in water filtration system is a true centerpiece, showcasing high-end finishes such as quartz countertops, a full-height tile backsplash, under-cabinet lighting, SS appliances, including a built-in custom fridge, gas cooktop, floor-to-ceiling cabinetry, trendy light fixtures, and ample storage. Large covered west-facing patio, perfect for outdoor relaxation. Upstairs, the high ceilings amplify the airy, expansive feel of the space. There are two generously sized bedrooms, each with a spa-inspired ensuite and spacious walk-in closet with built-ins. No carpet for a clean, low-maintenance finish. The comfort continues with central A/C throughout for those hot summer days. Downstairs, the developed basement adds versatility with a finished room



replacing part of the garageâ€”perfect for a home office, fitness studio or guest space. Enjoy the convenience of an unbeatable location close to top-rated schools, parks, the Westside Rec Centre, West LRT station, Aspen Landing, and a quick drive to downtown. Embrace the epitome of upscale living in Calgary's vibrant Westside. Book your showing today!

Built in 2021

**Essential Information**

MLS® #	A2219008
Price	\$774,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	2213 77 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E1

**Amenities**

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Built-in Features, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Balcony, Private Entrance

Lot Description Back Lane, See Remarks

Roof Asphalt Shingle

Construction Brick, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 2nd, 2025

Days on Market 6

Zoning M-G

### Listing Details

Listing Office 2% Realty

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