

# \$729,000 - 2213 77 Street Sw, Calgary

MLS® #A2249379

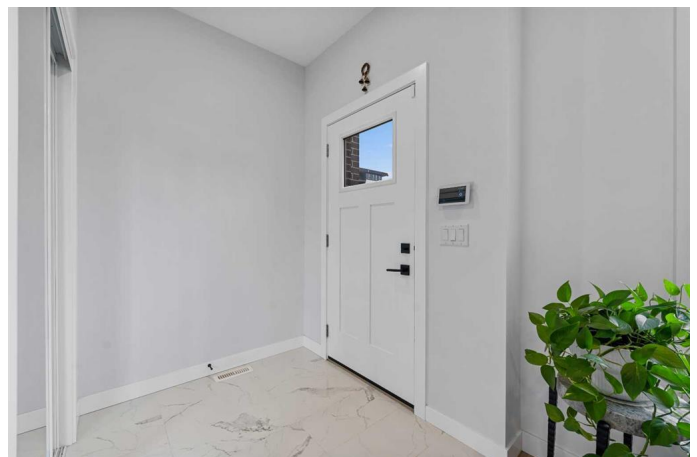
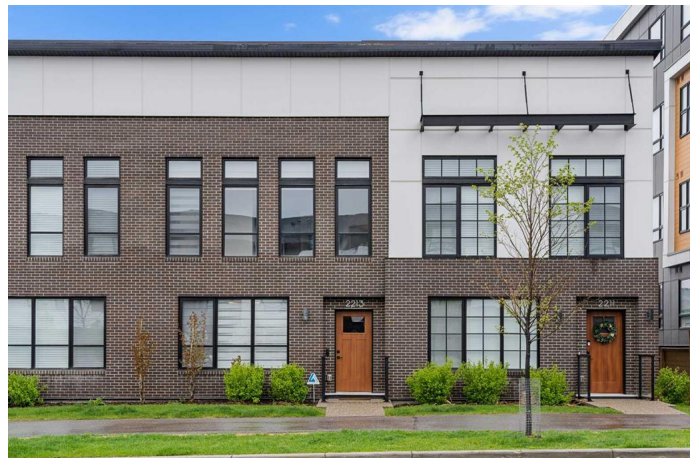
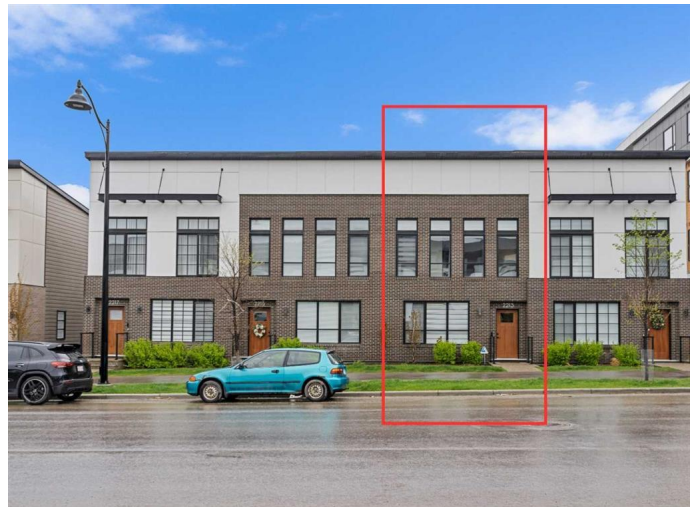
**\$729,000**

2 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

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 garage—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® #         | A2249379      |
| Price          | \$729,000     |
| 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    | August 17th, 2025 |
| Days on Market | 6                 |
| Zoning         | M-G               |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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