

# \$770,000 - 2237 77 Street Sw, Calgary

MLS® #A2254901

**\$770,000**

3 Bedroom, 3.00 Bathroom, 1,593 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this stunning corner-unit townhome in Springbank Hill, offering modern comfort, elegant design, and an unbeatable location. Facing east in the front and west at the back, this home is flooded with natural light throughout the day and provides gorgeous Rocky Mountain views and sunsets from the upper level.

Step inside the open-concept main floor featuring a spacious living room, central kitchen with pantry, and a dining area that flows seamlessly to the covered west-facing patio—perfect for enjoying evening sunsets. Large oversized windows on three sides enhance the airy atmosphere, filling every room with natural light.

Upstairs, the primary retreat impresses with a recessed ceiling, oversized west-facing windows, a walk-in closet, and a private ensuite. From here, enjoy breathtaking views of the Rockies and Calgary's glowing sunsets. Two additional bedrooms feature sloped ceilings and oversized windows, creating bright, welcoming spaces for family or guests. A full 3-piece bathroom and convenient upstairs laundry complete this level.

Other highlights of this home include a rare triple car garage with additional street parking, air conditioning installed in 2024 for year-round comfort, basement utility/storage space, and the added privacy and light that only a corner unit offers.

This property is a commuter's



dreamâ€™Sirocco C-Train Station is just an 12-minute walk away (about 860 m), while Eb 69 Street C-Train Station is around a 22-minute walk (roughly 1.8 km). Plus, itâ€™s only a 10-minute walk to some of Calgaryâ€™s top-rated schools, including Rundle College, Ernest Manning High School, Griffith Woods School, and Ambrose University, making it ideal for families seeking quality education.

Aspen Landing Shopping Centre is just a short drive away, offering premier shops, dining, and services to meet all your daily needs. This is a rare opportunity to own a sun-filled, west-backing townhome with mountain views, triple-garage parking, and unmatched access to schools, transit, and amenities.

Donâ€™t miss your chanceâ€™book your private showing today!

Built in 2022

Essential Information

MLS® #	A2254901
Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2237 77 Street Sw
Subdivision	Springbank Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E1

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Off Street, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Chandelier, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	M-G

### Listing Details

Listing Office	Real Broker
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