

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

MLS® #A2249379

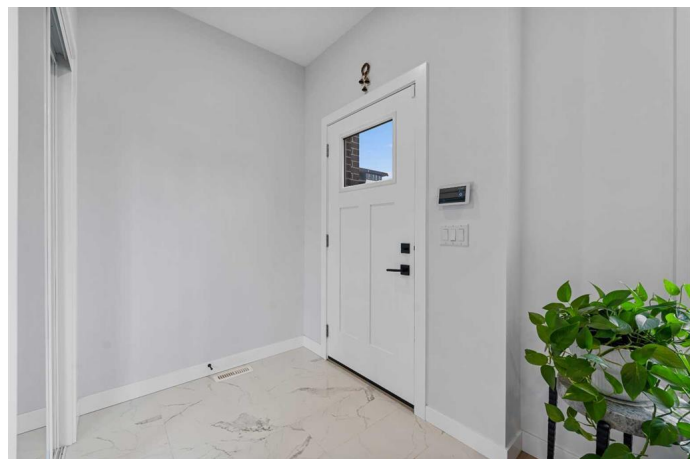
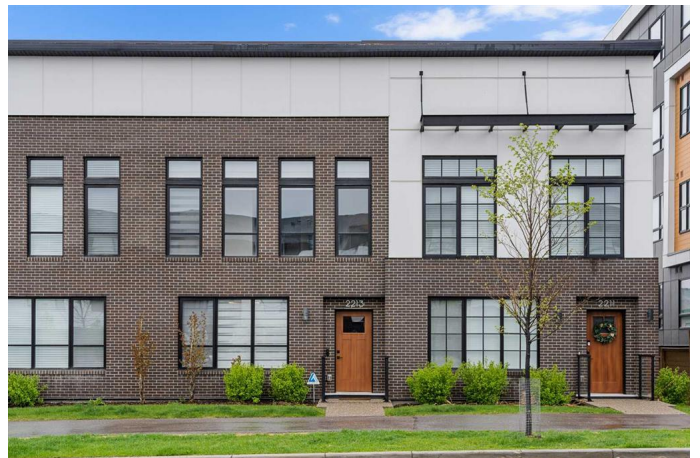
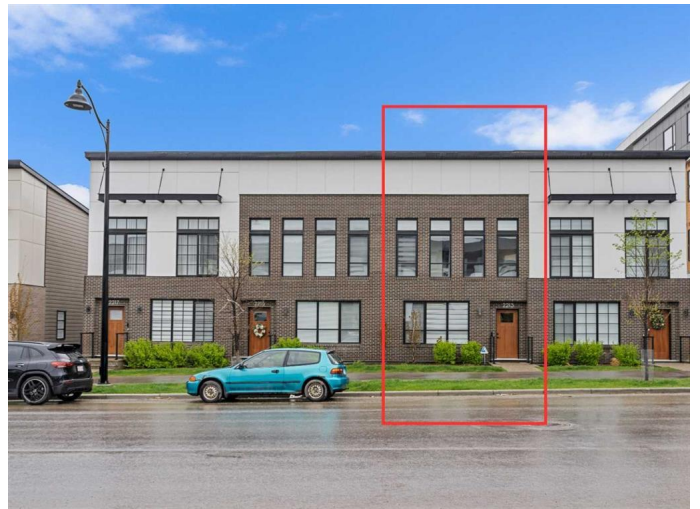
\$729,000

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 Trueman 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	Visitor Parking, Playground
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	17
Zoning	M-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.