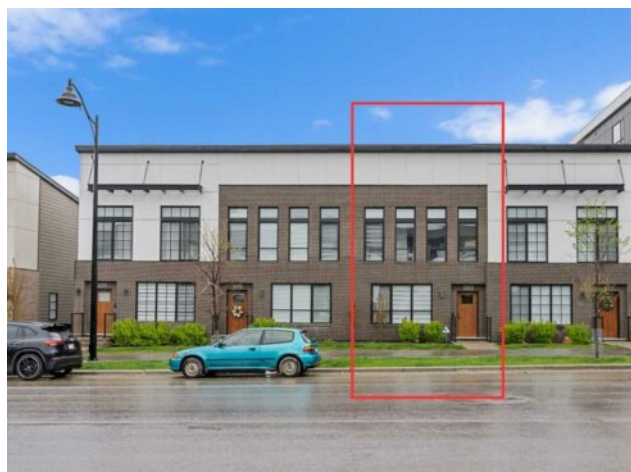


2213 77 Street SW  
Calgary, Alberta

MLS # A2219008



**\$729,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Garden hose connection (underneath the kitchen sink), proslat garage wall storage system and TV wall mount (3)

**\*\*Sunday, July 13's Open House Canceled\*\*.** 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!