

2215 77 Street SW
Calgary, Alberta

MLS # A2161624



\$744,999

Division:	Springbank Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,449 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Experience upscale living in one of Southwest Calgary's most coveted estate communities. This elegant townhome in Springbank Hill, crafted with precision by Truman, blends modern design with energy efficiency, offering both style and sustainability. Just minutes from Aspen Landing Shopping Centre, Westside Rec Centre, top-tier schools, parks, and convenient transit options, this location truly has it all.

Step inside and be greeted by a spacious, open-concept layout featuring sleek wide plank LVP flooring and striking Carrera-style ceramic tiles. The designer kitchen is sure to impress, with polished quartz countertops, a full-height tile backsplash, under-cabinet lighting, Whirlpool stainless steel appliances, and a gas stove. The adjacent living area flows seamlessly from the kitchen, creating an inviting space perfect for both entertaining and everyday living. The dining area leads to a large, covered balcony where you can enjoy your morning coffee or unwind in the evening while taking in beautiful mountain views. Upstairs, the primary suite is your personal retreat, complete with a spa-inspired ensuite, walk-in closet, and stunning mountain views right from your bedroom. Two additional well-lit bedrooms, a four-piece bath, and a convenient laundry room complete the upper level. The lower level offers a versatile den/office space, ideal for remote work or additional storage, and direct access to a spacious double garage. This home comes equipped with all the modern comforts, including central air conditioning, a water softener, and an electric water tank, ensuring a comfortable and hassle-free living experience. With its low-maintenance exterior and unbeatable location, this townhome is the perfect blend of luxury and practicality. Don't miss your chance to make this exceptional property your new home—schedule your viewing today and see the

lifestyle that awaits you in this vibrant community!