

\$799,000 - 2331 77 Street Sw, Calgary

MLS® #A2209570

\$799,000

3 Bedroom, 3.00 Bathroom, 1,587 sqft
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 13TH 12-2PM Welcome to Arcola at Spring Willow, an exquisite townhome development by Truman Homes, nestled in the sought-after Springbank Hill community on Calgary's desirable West Side. This upscale corner unit is a rare find, featuring breathtaking mountain views and a triple-car tandem garage! The townhome complex exudes a distinct British-inspired charm, with a classic brick exterior and street-level access to the unit. 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, creating a welcoming atmosphere. The chef-inspired kitchen is a true centerpiece, showcasing high-end finishes such as quartz countertops, stainless steel appliances, including a custom Fisher&Paykel fridge, gas cooktop, floor-to-ceiling cabinetry, trendy light fixtures, and ample storage, including an extra pantry. A stylish built-in desk offers an ideal space for work-from-home days or homework sessions. Rounding out the main floor is a convenient powder room and a large west-facing patio with Duradek flooring and gasline, perfect for outdoor relaxation. Upstairs, the high ceilings amplify the airy, expansive feel of the space. This level features three generously-sized bedrooms, a large laundry room with additional linen storage, and a primary suite that will impress. Enjoy stunning west-facing mountain views



right from your bed. The luxurious ensuite boasts a raised dual vanity, spacious shower with a built-in bench, elegant tile flooring, and a spacious walk-in closet. The additional bedrooms are equally impressive, with ample space, high vaulted ceilings, and abundant natural light. A standout feature of this home is the triple-car garage, offering exceptional storage and parking space—an increasingly rare and highly desirable amenity. Whether you're seeking a family home or a stylish retreat, this townhome masterfully blends modern elegance with thoughtful design.

Conveniently located near top-rated schools, the Aspen Landing Shopping Centre, and with quick access to Stoney Trail, this home is ideally situated for a lifestyle of both convenience and luxury in one of Calgary's most coveted communities. Don't miss the opportunity to make this stunning townhome your own!

Built in 2020

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2209570 |
| Price | \$799,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,587 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2331 77 Street Sw |
| Subdivision | Springbank Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H6C9 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | Playground, Visitor Parking |
| Parking Spaces | 3 |
| Parking | Tandem, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances | Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, None |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description | See Remarks |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 23 |
| Zoning | M-G |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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