

# \$825,000 - 2331 77 Street Sw, Calgary

MLS® #A2209570

**\$825,000**

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	\$825,000
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, Central Air Conditioner, 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	5
Zoning	M-G

### Listing Details

Listing Office	Sotheby's International Realty Canada
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