

# \$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        | Triple Garage Attached, Tandem |
| # of Garages   | 3                              |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Double Vanity                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Oven |
| 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 | 10              |
| Zoning         | M-G             |

### Listing Details

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

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