

# \$789,000 - 2225 77 Street Sw, Calgary

MLS® #A2263677

**\$789,000**

3 Bedroom, 3.00 Bathroom, 1,565 sqft  
Single Family on 0.00 Acres

Springbank Hill, Calgary, Alberta

Discover contemporary living in this stunning 3-bedroom, 2.5-bathroom townhome, ideally located in the heart of Springbank Hill. Built just 3 years ago, this modern residence stands out with its unobstructed hillside views, one of the few units in the complex that doesn't back directly onto another home. The open-concept main floor is filled with natural light from expansive windows, showcasing stylish finishes throughout including luxury vinyl plank flooring, quartz countertops, and a built-in Fisher & Paykel panelled refrigerator. The spacious kitchen and living area create the perfect space for entertaining or relaxing in comfort. Upstairs, the primary suite enjoys sweeping views of Springbank Hill and features a walk-in closet plus a serene ensuite with dual sinks. Two additional large bedrooms, a full bathroom, and a convenient upper-floor laundry room complete the level. Car enthusiasts will love the rare triple attached garage, ideal for multiple vehicles or for converting one stall into an industrial-style home gym or workshop. A functional mudroom is located just off the garage entrance, offering the ideal drop zone for coats, shoes, and gear to keep the main living spaces organized and tidy. Perfectly positioned, this home is within walking distance to parks, pathways, schools, and Aspen Landing Shopping Centre, with quick access to the LRT, downtown, and the mountains. A beautiful blend of design, comfort, and convenience, this is modern West Calgary living at its best. (id:6289)



Built in 2021

## Essential Information

Listing #	A2263677
Price	\$789,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,565
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	2225 77 Street Sw
Subdivision	Springbank Hill
City	Calgary
Province	Alberta
Postal Code	T3H6E1

## Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Attached Garage
# of Garages	3

## Interior

Appliances	Washer, Dishwasher, Range, Oven, Dryer, Microwave, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Composite Siding, Stucco
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Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX House of Real Estate



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