



## 2213 77 Street Calgary Alberta

\$755,900

Discover refined living in one of southwest Calgary's most desirable estate communities. This exquisite 2-storey townhome development by Truman homes in Springbank Hill combines modern design with energy efficiency. Fully-upgraded and developed, move-in ready. It features 2 bedrooms, 2.5 bathrooms and an attached double garage, plus a developed basement. 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. Designer feature walls and custom blinds elevate the interior, creating a welcoming atmosphere. The chef-inspired kitchen with built-in water filtration system is a true centerpiece, showcasing high-end finishes such as quartz countertops, a full-height tile backsplash, under-cabinet lighting, SS appliances, including a built-in custom fridge, gas cooktop, floor-to-ceiling cabinetry, trendy light fixtures, and ample storage. Large covered west-facing patio, perfect for outdoor relaxation. Upstairs, the high ceilings amplify the airy, expansive feel of the space. There are two generously sized bedrooms, each with a spa-inspired ensuite and spacious walk-in closet with built-ins. No carpet for a clean, low-maintenance finish. The comfort continues with central A/C throughout for those hot summer days. Downstairs, the developed basement adds versatility with a finished room replacing part of the garage—perfect for a home office, fitness studio or guest space. Enjoy the convenience of an unbeatable location close to top-rated schools, parks, the Westside Rec Centre, West LRT station, Aspen Landing, and a quick drive to downtown. Embrace the epitome of upscale living in Calgary's vibrant Westside. Book your showing today! (id:6769)

Office 9.83 Ft x 15.33 Ft

Furnace 8.92 Ft x 7.42 Ft

2pc Bathroom 5.17 Ft x 6.00 Ft

Dining room 13.67 Ft x 10.08 Ft

Kitchen 15.42 Ft x 11.50 Ft

Living room 14.00 Ft x 12.42 Ft

4pc Bathroom 7.33 Ft x 9.92 Ft

5pc Bathroom 7.83 Ft x 12.75 Ft

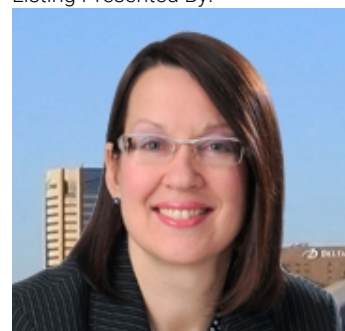
Bedroom 14.08 Ft x 14.25 Ft

Primary Bedroom 11.50 Ft x 15.58 Ft

Other 7.42 Ft x 10.67 Ft

Other 7.50 Ft x 6.33 Ft

Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

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