



**2327 77 Street SW  
Calgary, Alberta**

**MLS # A2284987**



**\$768,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 343
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Murphy Bed

Live the Calgary dream in this stunning, luxury executive townhome in the prestigious Springbank Hill. Enjoy the lifestyle; only 15 minutes to downtown and a mere 55 minutes to beautiful Canmore. Whether it's an efficient morning commute or a spontaneous mountain escape, this location delivers it all. This beautifully designed 3-bedroom townhome blends modern style with warm, designer inspired touches throughout. The focal brick facade leads to the welcoming entry with a bright foyer, mirrored closet, and clean white tile, before opening into a spacious main floor with soft, light luxury hardwood laminate flooring and sleek black accents. 9ft flat panel ceilings with recessed led lighting allow for ample front to back natural light. The living room sits to the left, while the central kitchen offers white cabinetry, under-cabinet lighting, a long flush top granite island with seating for four, a black modern sink, pendant lighting, gas range, and a built-in panelled fridge for a seamless designer look. To the right, the dining area features contemporary LED lighting and patio doors leading to a balcony with stunning sunset skies and a peaceful treed view to the side. A discrete, stylish half bath finishes the main level and provides lower access to the double width, TRIPLE attached garage(tandem depth on one side). Upstairs, the primary bedroom captures beautiful light and mountain views above the rooftops, with a gorgeous tray ceiling, a walk-in closet and a modern ensuite featuring white finishes, black fixtures, and a fully tiled walk-in shower. Two additional bedrooms with peaked ceilings & full windows offer versatility, including a charming nursery with a soft woodland mural, and the other with a flexible Murphy bed, all centered with a lovely 4-piece bathroom, upper laundry, and space in the hallway for an accent table or open tech area. Offering central A/C, an incredible

accessible location near the C-Train station(s), and many desirable schools nearby, along with the excellent premier shops in Aspen Landing, this home offers enduring value and ideal location. With its thoughtful design, absolutely immaculate condition, and twilight views that make every evening feel special, this home delivers a perfect blend of comfort, style, and convenience. Even convenient shopping and an off leash dog park are nearby. This like-new townhome offers a fresh, modern lifestyle with a welcoming sense of personality from the moment you step through the front door. Offered in pristine move-in ready condition with flexible possession and pet-friendly bylaws. Make sure to watch the video! Welcome home!