



THE
A-TEAM

**RE/MAX
FIRST**

2215 77 Street, Calgary T3H 3W3

MLS®#: **A2161624**

Area: **Springbank Hill**

Listing Date: **08/30/24**

List Price: **\$744,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **1,448**

Low Sqft:

Ttl Sqft: **1,448**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

19

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`6" x 11`5"	Walk-In Closet	Second	1`4" x 7`5"
5pc Ensuite bath	Second	7`3" x 9`9"	Bedroom	Second	12`8" x 9`5"
Bedroom	Second	12`8" x 9`5"	Living Room	Main	12`9" x 12`5"
Dining Room	Main	13`7" x 9`2"	Kitchen	Main	11`3" x 15`4"
Den	Lower	15`4" x 10`4"	4pc Bathroom	Second	8`2" x 4`10"

2pc Bathroom

Main

5'1" x 5'11"

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2210925**

Remarks

Pub Rmks: **Experience upscale living in one of Southwest Calgary's most coveted estate communities. This elegant townhome in Springbank Hill, crafted with precision by Truman, blends modern design with energy efficiency, offering both style and sustainability. Just minutes from Aspen Landing Shopping Centre, Westside Rec Centre, top-tier schools, parks, and convenient transit options, this location truly has it all. Step inside and be greeted by a spacious, open-concept layout featuring sleek wide plank LVP flooring and striking Carrera-style ceramic tiles. The designer kitchen is sure to impress, with polished quartz countertops, a full-height tile backsplash, under-cabinet lighting, Whirlpool stainless steel appliances, and a gas stove. The adjacent living area flows seamlessly from the kitchen, creating an inviting space perfect for both entertaining and everyday living. The dining area leads to a large, covered balcony where you can enjoy your morning coffee or unwind in the evening while taking in beautiful mountain views. Upstairs, the primary suite is your personal retreat, complete with a spa-inspired ensuite, walk-in closet, and stunning mountain views right from your bedroom. Two additional well-lit bedrooms, a four-piece bath, and a convenient laundry room complete the upper level. The lower level offers a versatile den/office space, ideal for remote work or additional storage, and direct access to a spacious double garage. This home comes equipped with all the modern comforts, including central air conditioning, a water softener, and an electric water tank, ensuring a comfortable and hassle-free living experience. With its low-maintenance exterior and unbeatable location, this townhome is the perfect blend of luxury and practicality. Don't miss your chance to make this exceptional property your new home—schedule your viewing today and see the lifestyle that awaits you in this vibrant community!**

Inclusions: **N/A**
Property Listed By: **Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





