

**2331 77 Street SW  
Calgary, Alberta**

**MLS # A2209570**



**\$799,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Finished, None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** wooden storage shelves in garage, TV mounts in living room and primary bedroom, clothes rack in laundry room

**\*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!