$2,299,999 - 2767 77 Street Sw, Calgary

MLS® #A2237695

$2,299,999
4 Bedroom, 4.00 Bathroom, 3,832 sqft
Residential on 0.25 Acres

Springbank Hill, Calgary, Alberta

Balanced with natural light, this beautifully crafted family home captures breathtaking west facing views of the Rocky Mountains, embraced by a serene, tree lined backdrop. A timeless custom maple front door sets a warm and refined first impression, complemented by natural stone exterior detailing. Thoughtfully designed with functional custom built ins throughout, this home effortlessly blends elegance with everyday livability.
Upon entry, the vaulted sitting room immediately captures attention. Large windows frame the surrounding views while a sleek floor to ceiling fireplace adds contemporary elegance and architectural presence.
Designed for both comfort and connection, a private office sits just off the foyer with French doors and coffered ceilings continuing into the formal dining room, seamlessly united by a double sided fireplace.
The kitchen is outfitted with Sub Zero, Wolf, and Miele appliances flowing into a vibrant breakfast nook that opens onto a west facing deck. Perfect for alfresco dining, this outdoor extension of the kitchen overlooks a private, treed backyard, covered by a pergola with a staircase offering access to the outdoor space below. A generous walk through pantry connects to a fully equipped mudroom with custom built ins and access to the triple garage and powder room perfectly positioned.
A grand curved wood staircase leads to the upper level where four spacious bedrooms await. The primary suite features its own

private terrace, dual built in closets, and an ample ensuite with dual sinks and a dedicated vanity area.
A large and inviting bedroom space above the garage features its own fireplace, perfect for a teen or guest suite. Two additional bedrooms are connected by a 5 piece shared bathroom with dual sinks, offering a private setup for siblings or guests. A functional laundry room ties the top level together with it's built in cabinetry, a sink and room to hang those delicates.
Enjoy the fully developed walkout basement with durable stoned in floor heated flooring and an ample sized family space. A double sided fireplace connects the interior living area to the covered exterior deck. Whether you're hosting movie nights in the theatre room or working out in the home gym, this lower level is designed for comfort and versatility complete with a 3 piece bathroom and steam shower. An additional bedroom is an ideal private space for guests, a teenager seeking independence, or live in support. With its thoughtful layout, the lower level functions beautifully as a retreat for a growing family including multigenerational living all enhanced by the convenience of the built in wet bar and private access to the backyard with two access points. Located near Calgaryâ€™s top private and public schools including Rundle College, Webber Academy, and Ernest Manning High School, quick access to Westside Rec Centre, shopping and the LRT - this home blends timeless elegance, modern convenience, and natural beauty.

Built in 2007

Essential Information

MLS® #	A2237695
Price	$2,299,999
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,832
Acres	0.25
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2767 77 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0G2

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Chandelier, French Door, Jetted Tub, No Animal Home, Natural Woodwork
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Water Softener, Window Coverings, Built-In Refrigerator, Built-In Gas Range, Garburator
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Living Room, Mantle, Basement, Bedroom, Decorative, Dining Room, Double Sided
Has Basement	Yes

Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Many Trees, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	23
Zoning	R-G

Listing Details

Listing Office	eXp Realty

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