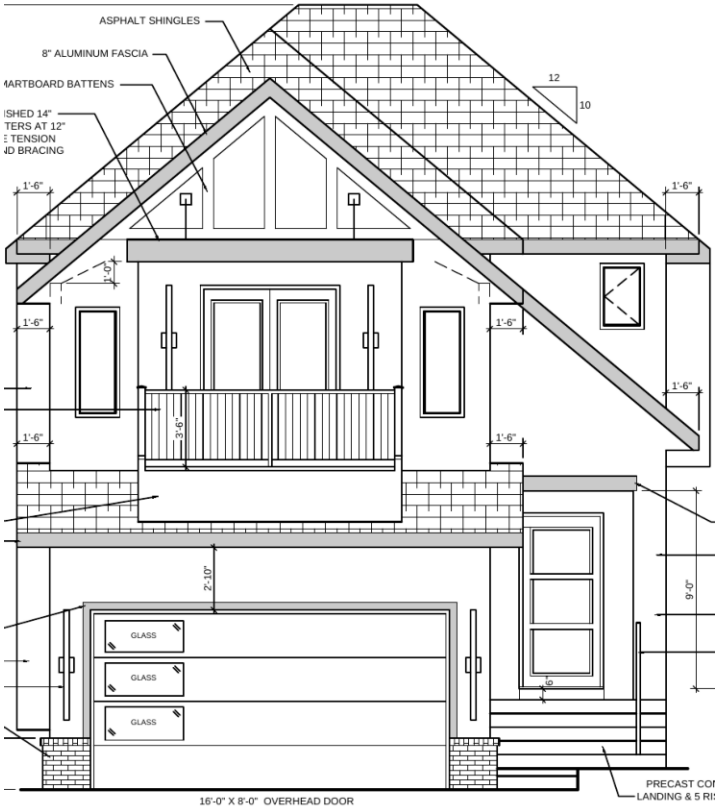
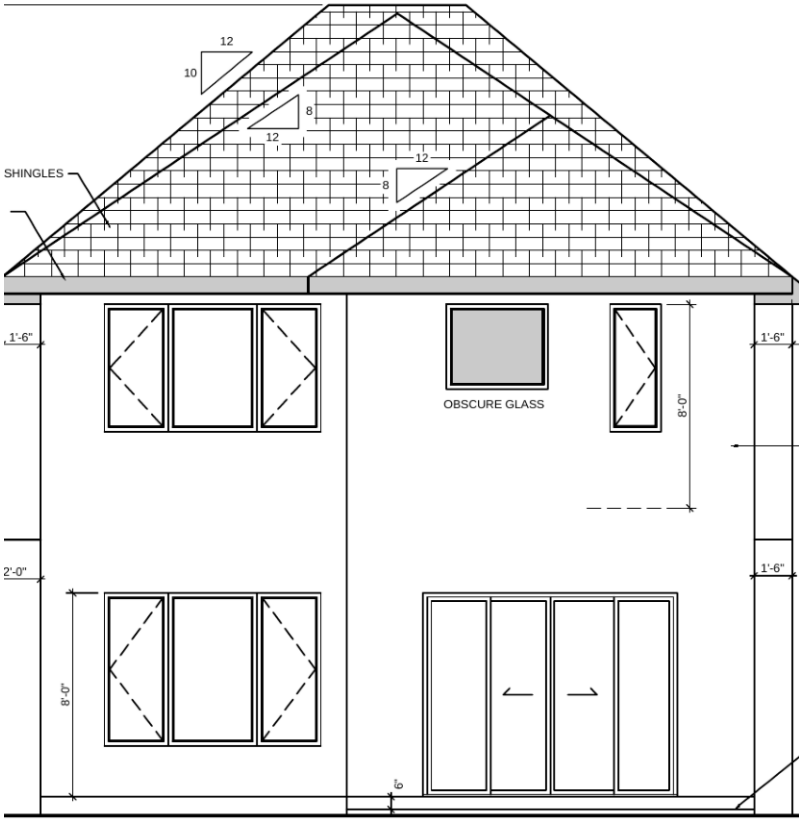
2412 77 Street SW, Calgary, AB



FRONT ELEVATION



REAR ELEVATION

Two-storey home with front attached garage
3 bedrooms up + bonus room · 1 bedroom down
4.5 bathrooms · main-floor office

FLOOR AREA SUMMARY

Main Floor	1,348 sq ft
Upper Floor	1,703 sq ft
Total Above Grade	**3,051 sq ft**
Basement (Developed)	1,107 sq ft
Attached Garage	474 sq ft

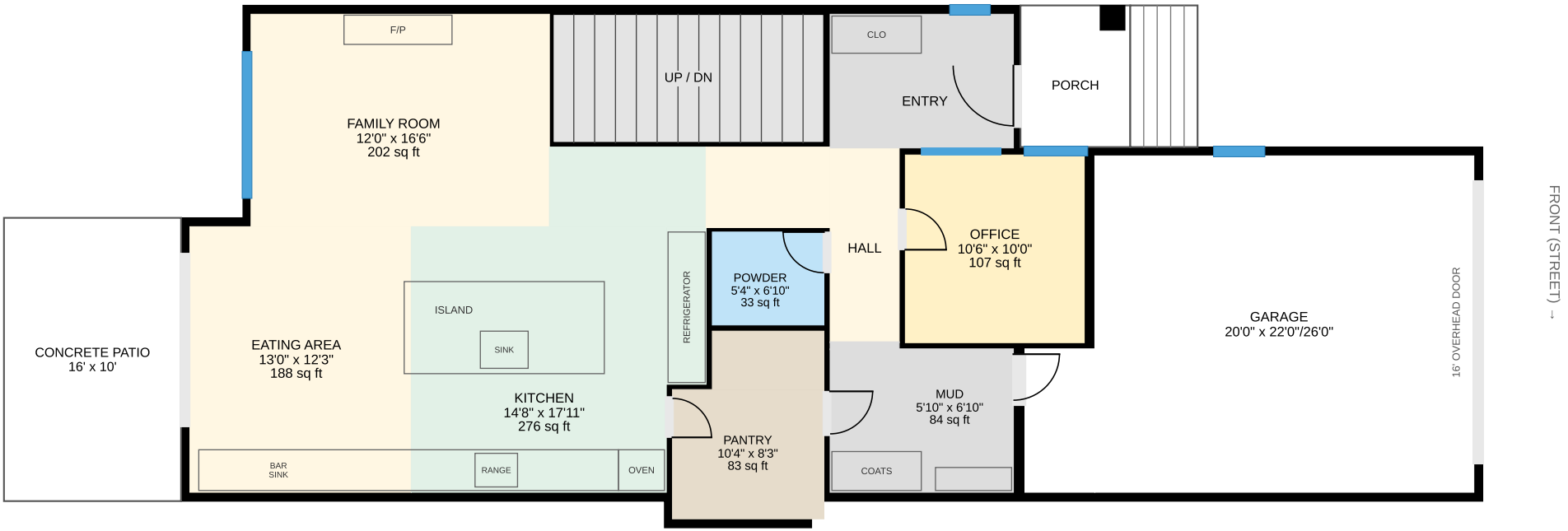
PREPARED: 2026/11/19

Elevations from the permit drawings. Areas per permit drawings; subject to independent verification.

2412 77 Street SW, Calgary, AB

Main Floor Floor Area 1,348 sq ft

Attached Garage 474 sq ft (excluded)



0 6 12 ft

PREPARED: 2026/11/19

Shaded regions are finished floor area; white regions (garage, decks, patios, porches, balconies) are excluded. All room dimensions and areas are approximate, taken from the permit drawings, and subject to independent verification.

EDGE LUXURY HOMES

2412 77 Street SW, Calgary, AB

Upper Floor Floor Area 1,703 sq ft

Front Balcony 62 sq ft (excluded)



0 6 12 ft

PREPARED: 2026/11/19

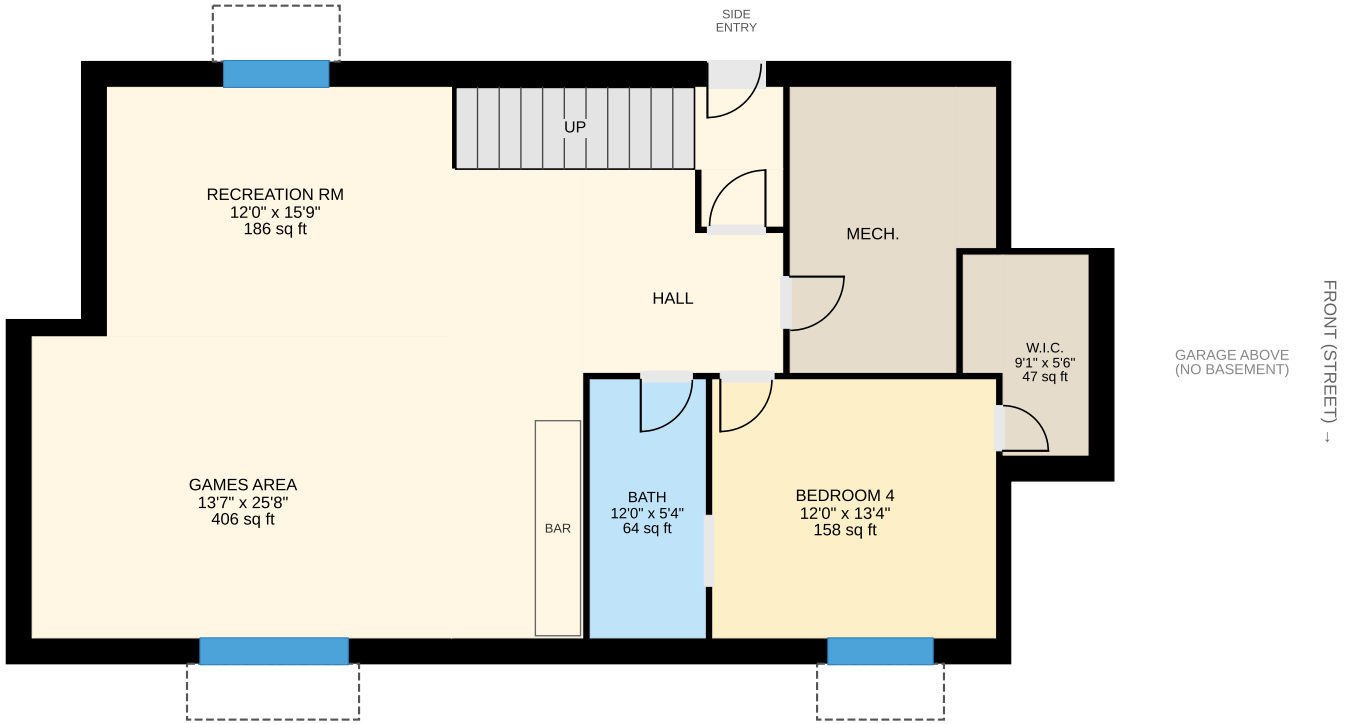
Shaded regions are finished floor area; white regions (garage, decks, patios, porches, balconies) are excluded. All room dimensions and areas are approximate, taken from the permit drawings, and subject to independent verification.

EDGE LUXURY HOMES

2412 77 Street SW, Calgary, AB

Basement (Below Grade) Developed Area 1,107 sq ft

Separate side entrance at stair landing



0 6 12 ft

PREPARED: 2026/11/19

Shaded regions are finished floor area; white regions (garage, decks, patios, porches, balconies) are excluded. All room dimensions and areas are approximate, taken from the permit drawings, and subject to independent verification.

EDGE LUXURY HOMES