

134, 2117 81 Street SW

Calgary, Alberta

MLS # A2250721

\$475,000

		<b>Division:</b>		Springbank Hill	
		<b>Type:</b>		Residential/Five Plus	
		<b>Style:</b>		Townhouse	
		<b>Size:</b>		1,051 sq.ft.	<b>Age:</b> 2024 (1 yrs old)
		<b>Beds:</b>		2	<b>Baths:</b> 2
		<b>Garage:</b>		Insulated, Single Garage Attached	
		<b>Lot Size:</b>		-	
		<b>Lot Feat:</b>		Landscaped, Low Maintenance Landscape, Street Lighting	
<b>Heating:</b>		High Efficiency, Forced Air		<b>Water:</b>	-
<b>Floors:</b>		Carpet, Vinyl Plank		<b>Sewer:</b>	-
<b>Roof:</b>		Asphalt/Gravel		<b>Condo Fee:</b>	\$ 224
<b>Basement:</b>		None		<b>LLD:</b>	-
<b>Exterior:</b>		Concrete, Stone, Vinyl Siding, Wood Frame		<b>Zoning:</b>	DC
<b>Foundation:</b>		Poured Concrete		<b>Utilities:</b>	-
<b>Features:</b>		Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage			
<b>Inclusions:</b>		All Lighting Fixtures Attached			

OPEN HOUSE SATURDAY SEPT 6 from 12PM - 4PM - Welcome to this modern TOP-FLOOR stacked townhome built in 2024, located in the desirable community of Springbank Hill. Perfectly positioned next to an environmental reserve with walking trails that connect throughout the neighbourhood, and just minutes from all the amenities of Aspen Landing Shopping Centre, this home offers the perfect blend of convenience and nature. Featuring 2 bedrooms, 2 bathrooms, and a SINGLE ATTACHED GARAGE, this bright and stylish home is designed with comfort in mind. The OPEN-CONCEPT FLOORPLAN is enhanced by HIGH CEILINGS and durable LUXURY VINYL PLANK FLOORING throughout. A spacious living and dining area extends seamlessly to the BALCONY, ideal for morning coffee or evening relaxation. The kitchen is beautifully appointed with QUARTZ COUNTERTOPS, UPGRADED STAINLESS STEEL APPLIANCES , and SOFT-CLOSE CABINETRY. Whether you’re preparing weeknight dinners or entertaining guests, this kitchen is as functional as it is elegant. The primary bedroom is a welcoming retreat, complete with a 4-piece ENSUITE, perfect for unwinding at the end of the day. A second bedroom and 4-piece bathroom provide flexibility for family, guests, or a home office. Energy efficiency is built into the design with DOUBLE PANE GLAZING WINDOWS and a HIGH-EFFICIENCY FURNACE, keeping utility costs lower while ensuring year-round comfort. With modern finishes, thoughtful upgrades, and an unbeatable location, this townhome offers an exceptional opportunity to enjoy contemporary living in one of Calgary’s most sought-after communities.