

# \$450,000 - 158, 2117 81 Street Sw, Calgary

MLS® #A2219379

**\$450,000**

2 Bedroom, 2.00 Bathroom, 955 sqft

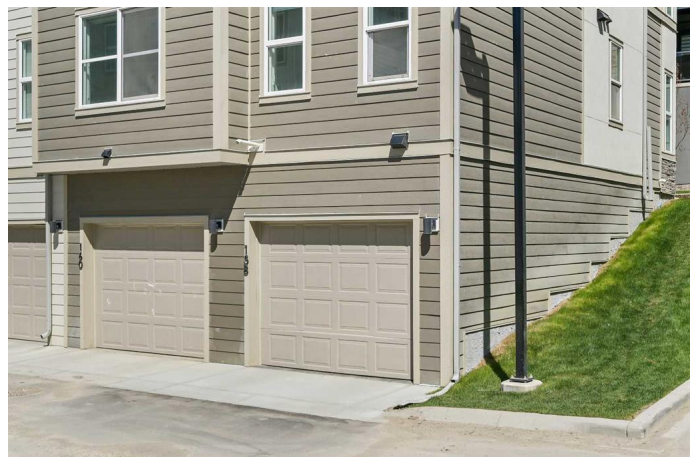
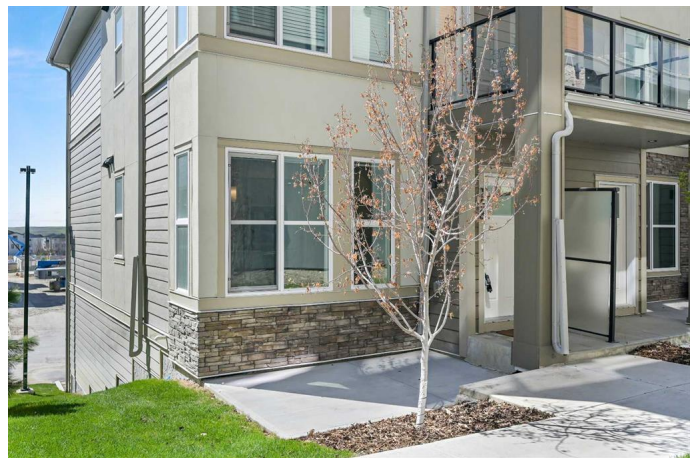
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

\*OPEN HOUSE, SATURDAY MAY 10 FROM 1-3PM\* Experience the perfect blend of style, comfort, and convenience in the highly desirable community of Springbank Hill. This modern like new bungalow-style townhome offers 2 spacious bedrooms and 2 full bathrooms, all wrapped in a thoughtfully designed open concept layout. Soaring 9-foot ceilings, large sunny double pane windows, and wide-plank luxury vinyl flooring create a bright and inviting atmosphere throughout the main living areas. The sleek and modern kitchen is a standout, featuring quartz countertops, soft-close cabinetry, tiled backsplash, stainless steel appliances and a built-in microwave hood fan. The convenient main floor laundry room has plenty of storage and a front load washer and dryer. Downstairs, the lower level provides more storage space and most importantly access to your incredible TANDEM garage that measures 36'3 X 10'10! This unit offers affordable luxury in an unbeatable location—just minutes from Aspen Landing Shopping Centre, walking trails, and serene nature reserves. Whether you're seeking an active lifestyle or peaceful retreat, this home delivers exceptional value in one of Calgary's most sought-after neighbourhoods.

Built in 2024

## Essential Information



MLS® #	A2219379
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	955
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	158, 2117 81 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H5

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	Garage Faces Rear, Single Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Partial

### Exterior

Exterior Features	Courtyard, Garden, Lighting
-------------------	-----------------------------

Lot Description	Back Lane, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
Zoning	RC-2

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.