

**158, 2117 81 Street SW**  
**Calgary, Alberta**

**MLS # A2219379**



**\$450,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Faces Rear, Single Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 182
<b>Basement:</b>	Separate/Exterior Entry, Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** NA

**\*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.