

**2001, 2231 81 Street SW**  
**Calgary, Alberta**

**MLS # A2149581**



**\$649,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,533 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Cement Fiber Board, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Stone Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 255
<b>LLD:</b>	-
<b>Zoning:</b>	TBD
<b>Utilities:</b>	-

**Inclusions:** N/A

This delightful Heritage model townhome in Juniper offers a perfect blend of comfort and style, making it an ideal choice for families and professionals. Featuring a den on the first floor that can be a perfect home office, this spacious home includes 3 bedrooms and 2.5 bathrooms (including an ensuite). The open-concept living and dining area is designed for modern living and entertaining, with rooms filled with natural light, creating a warm and inviting atmosphere. The kitchen boasts an elegant quartz countertop breakfast bar and stainless steel appliances. Enjoy the professionally landscaped front yard and convenient single-attached garage with additional parking on the driveway. Located in the vibrant Springbank Hill community, this home is close to Aspen Landing Shopping Centre, Rundle College, Griffith Woods, Ambrose University, an impressive variety of restaurants and takeaway options, and senior care facilities. Pre-construction, showings on site are available. Photos are representative.