

**86, 2117 81 Street SW**  
**Calgary, Alberta**

**MLS # A2155899**



**\$640,500**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting, Under		
<b>Heating:</b>	Forced Air, Natural Gas		<b>Water:</b> -
<b>Floors:</b>	Carpet, Vinyl Plank		<b>Sewer:</b> -
<b>Roof:</b>	Asphalt Shingle		<b>Condo Fee:</b> \$ 238
<b>Basement:</b>	None		<b>LLD:</b> -
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Wood Frame		<b>Zoning:</b> TBD
<b>Foundation:</b>	Poured Concrete		<b>Utilities:</b> -
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning new Lucas Model townhome in the sought-after Elkwood project, located in the vibrant Springbank Hill community in SW Calgary. This spacious 1282 sq ft home offers modern living at its finest with luxurious finishes throughout. An open-concept layout seamlessly integrates living and dining areas with large windows that flood the space with natural light. A modern kitchen with stainless steel appliances and quartz countertops is perfect for cooking and socializing. Luxury vinyl plank flooring extends throughout the main living areas and cozy carpets complete the bedrooms. Ensuite bathrooms and a walk-in closet provide convenience and extra storage. Outdoor living is enhanced with a private patio, ideal for relaxation and gatherings. Convenient attached single car garage with an additional driveway space allows you to park up to 2 vehicles. Slokker Homes is offering GST on this property.