

# \$499,000 - 41, 2117 81 Street Sw, Calgary

MLS® #A2251267

**\$499,000**

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.00 Acres

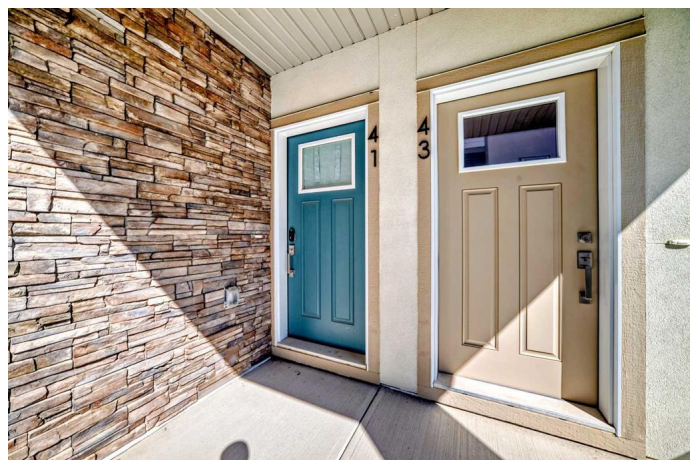
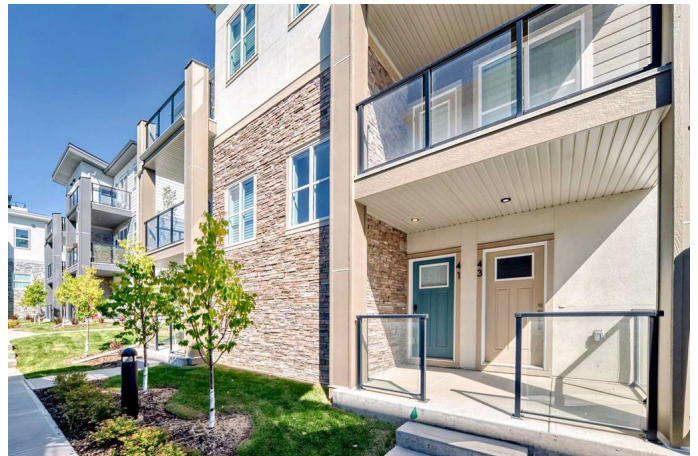
Springbank Hill, Calgary, Alberta

New 2024 townhome is now available! Privileged corner upper unit with better privacy and facing direction, this condo unit also features 2 spacious bedrooms with one of them having an ensuite, an open and sunny balcony, an attached garage and a private laundry room. Well-lit kitchen featuring quartz countertop, next to it is a spacious and bright living room sharing the stunning views of the balcony. The dining nook is besides and spacious enough for 4-6 seats and a dining table. Private balcony big enough for tables and barbeque stove with gas line provided. The primary suite includes a 4-pieces ensuite, the home also features a secondary bedroom, a secondary full bathroom, and laundry/utility room. East, South, West are windowed so this suite has full supply of sunlight especially from the West. Aspen landing center featuring gas station, shopping center, grocery store are just 5 minutes walk. This townhome is ideal for young couple, come check this out!

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251267  |
| Price          | \$499,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,156     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2024              |
| Type       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | 2 and Half Storey |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 41, 2117 81 Street Sw |
| Subdivision | Springbank Hill       |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 6H5               |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Visitor Parking, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 1                                                     |
| Parking        | Garage Door Opener, Single Garage Attached            |
| # of Garages   | 1                                                     |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Basement          | None                                                                                 |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                   |
| Lot Description   | Other                                                   |
| Roof              | Asphalt Shingle                                         |
| Construction      | Composite Siding, Stone, Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                                         |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 25th, 2025 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 69  |
| Zoning         | DC  |
| HOA Fees       | 150 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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