



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

129, 2117 81 Street SW  
Calgary, Alberta

MLS # A2231062



**\$529,000**

Division:	Springbank Hill		
Type:	Residential/Four Plex		
Style:	2 and Half Storey		
Size:	1,273 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

Welcome to the budding community of Aspen Springs Townhomes! This luxurious townhome is bound to impress - featuring 2 bedrooms, 2 bathrooms, Den and attached garage. As you walk into the unit on the lower level you are met with luxury vinyl plank flooring all through the den and mudroom areas. This level also hosts the garage, storage, coat closet and little mechanical room. Flight of stairs leads up to a couple of landings with huge windows that stream in natural light. On the main floor upstairs you walk into a dining nook that flows into a living room which exits unto a balcony. The kitchen is adorned with gleaming quartz counter tops and eating area. Across from this is the utility room that doubles as laundry room. Walk down the hallway and you meet one 4pce bathroom on the right and a huge linen closet on the left. End of hallway to the right is one bedroom and to the left is the primary bedroom with a 4pce ensuite. ALL FURNITURE ARE NEGOTIABLE. This unit is nestled across from Aspen Landing and a vast array of amenities and infrastructure all around the neighbourhood and within walking distance. Urban living at its best. You can't afford to miss out on this. Call today for your private viewing.