



GRASSROOTS
REALTY GROUP

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165, 2117 81 Street SW
Calgary, Alberta

MLS # A2232248



\$479,000

Division:	Springbank Hill		
Type:	Residential/Other		
Style:	3 Level Split		
Size:	1,272 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Cul-De-Sac, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: Central Air

Welcome to this bright and modern southeast-facing unit featuring 2 spacious bedrooms, a versatile den, and an attached garage. Enjoy the comfort of central air and a fresh, contemporary design in this newly built home. The open-concept kitchen is flooded with natural light and offers stunning views—perfect for entertaining or relaxing. Located in a desirable neighborhood, this home includes the peace of mind of the remaining home builder warranty. Don't miss this opportunity for stylish, maintenance-free living!