



GRASSROOTS
REALTY GROUP

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

86, 2117 81 Street SW
Calgary, Alberta

MLS # A2244385



\$570,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	671 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		

Inclusions: N/A

Immediate Occupancy! Welcome to the Stunning bungalow-style townhome with a walk-out basement. This home is perfect for those seeking comfort, style, and convenience. Open-Concept Layout: Seamlessly connected living and dining areas with expansive windows that fill the space with natural light. Modern Kitchen: Equipped with stainless steel appliances, quartz countertops, elegant finished cabinets, and backsplash. Luxury LVP flooring throughout the main living areas, paired with soft carpeting in the bedrooms for added comfort. Enjoy a generous primary bedroom complete with a stand-up shower bathroom. Additional 2 bedrooms, and a family room in the walk-out basement. Step outside to your private patio, perfect for relaxing or hosting outdoor gatherings. Attached garage plus an additional driveway space - park 2 vehicles with ease. Live in one of the most desirable neighborhoods, with access to excellent schools, amenities, and the environment reserve park.