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86, 2117 81 Street SW Calgary, Alberta

MLS # A2244385



\$539,000

Division:	Springbank Hill			
Туре:	Residential/Five Plus			
Style:	Townhouse-Stacked			
Size:	1,293 sq.ft.	Age:	2025 (0 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:	Full	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

A Major Price Deduction! Immediate Occupancy! This Stunning Bungalow-style 3 bedrooms & 2 baths townhome with finished walk-out basement 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, and soft carpeting in the bedrooms for added comfort. Enjoy a generous primary bedroom complete with a stand-up shower! An 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 environmental reserve park.