



GRASSROOTS
REALTY GROUP

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

60, 2117 81 Street SW
Calgary, Alberta

MLS # A2244941



\$535,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,262 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Interior Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		
Inclusions:	na		

**** Immediate Possession**** Nearly 1500 sq ft developed! Welcome to this immaculate move in ready townhome in the highly desirable community of Aspen Springs, a master-planned neighborhood by renowned builder, Slokker Homes. This stunning bungalow offers a bright and spacious open-concept layout, with large windows that flood the living and dining areas with natural light. The contemporary kitchen is a chef's dream, featuring sleek stainless steel appliances, beautiful quartz countertops, and modern cabinetry. High-end LVP flooring flows throughout the main living spaces, while soft carpeting in the bedrooms provides a cozy retreat. The primary bedroom is a generous sanctuary with its own stand-up shower ensuite. The fully finished basement is a valuable addition, offering a large family room, full bathroom and two more bedrooms for added flexibility. Aspen Springs is a highly sought-after location, praised for its excellent access to top-rated schools, including both public and private options like Webber Academy and Rundle College. Enjoy the convenience of being just minutes from premium shopping and dining at Aspen Landing and West 85th, while still feeling connected to nature with nearby parks and walking paths. An attached garage and an additional driveway space make parking effortless. This is more than just a home; it's a lifestyle of comfort and convenience in one of Calgary's premier west-side communities.