



GRASSROOTS
REALTY GROUP

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105, 2231 81 Street SW
Calgary, Alberta

MLS # A2245970



\$569,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,400 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 162
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-Mid
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	na		

Immediate Possession Available! Move right in! Discover a life of elegance and convenience in this stunning three-story townhome located in the heart of Springbank Hill's newest community. Built by the reputable Slokker Homes, this exquisite property offers a blend of modern luxury and functional design. The main level welcomes you with a bright, open-concept floor plan that seamlessly connects the living and dining areas, perfect for entertaining. The gourmet kitchen is a true highlight, boasting sleek quartz countertops, a breakfast bar, and high-end stainless steel appliances. This main floor features soaring knockdown ceilings, vinyl plank flooring, two tone cabinetry with soft close drawers, SS appliances and much more. Upstairs, you'll find the conveniently located laundry, two generous bedrooms, each with its own full bathroom, creating a private and peaceful retreat. The home's three-story layout, featuring 2.5 baths, provides an abundance of living space and thoughtful details throughout. This property comes with an attached garage and an additional driveway space for secure parking and storage. The prime Aspen Springs location is unbeatable, offering easy access to some of Calgary's most esteemed schools, including Rundle College and Webber Academy. Enjoy a lifestyle of convenience with premier shopping and dining at Aspen Landing and West 85th just moments away. This home is the perfect blend of style, comfort, and location.