



**GRASSROOTS**  
REALTY GROUP

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

146, 2117 81 Street SW  
Calgary, Alberta

MLS # A2247910



**\$449,000**

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	879 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Single Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 182
Basement:	None	LLD:	-
Exterior:	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		

This modern designed 2 beds, 2 baths, and attached tandem garage, STACKED townhouse unit on the MAIN FLOOR with spacious PATIO! The open-concept bungalow-style main floor features 9' ceilings, double pane glazing windows, and luxury vinyl plank flooring throughout the kitchen, living, dining area, bathroom, & entire bedroom. You will see a huge storage space, a utility room with a high-efficiency furnace, & a water tank on the lower level. The European-inspired kitchen features Quartz countertops, a Microwave Hood fan, High-quality cabinets, Soft-close doors, Drawers, Backsplashes, Stainless-steel appliances, and the front load washer & dryer. The newly completed Elkwood Townhouse (Phase 2) offers affordable luxury & convenient living, close to Aspen Landing Shopping. Bordered by a natural environmental reserve & walking trails that connect throughout the community, it is a perfect location for active living & relaxation. Built by Slokker Homes, a quality builder since 1935, these homes offer the best value in Aspen and Springbank Hill.