



**GRASSROOTS**  
REALTY GROUP

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151, 2117 81st Street SW  
Calgary, Alberta

MLS # A2250679



**\$490,000**

Division:	Springbank Hill		
Type:	Residential/Four Plex		
Style:	2 and Half Storey		
Size:	1,400 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: NONE

Welcome to this bright and modern new 2024 townhome in the growing community of Aspen Springs! Featuring 2 spacious bedrooms, a versatile den, 2 bathrooms, and an attached garage, this home offers both comfort and style. Enjoy the convenience of AC, luxury vinyl plank flooring, and an open-concept design filled with natural light. The contemporary kitchen boasts quartz countertops, a dining nook, and stunning views, flowing seamlessly into the living room with access to a private balcony—perfect for entertaining or relaxing. Upstairs, the primary suite includes a 4-piece ensuite, complemented by a secondary bedroom, full bath, and laundry/utility room. Ideally located across from Aspen Landing, with shops, dining, and amenities just steps away. Furniture is negotiable. Stylish, low-maintenance living at its best!