



41, 2117 81 Street SW
Calgary, Alberta

MLS # A2272130



\$478,800

Division: Springbank Hill

Type: Residential/Four Plex

Style: 2 and Half Storey

Size: 1,156 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 2 **Baths:** 2

Garage: Garage Door Opener, Single Garage Attached

Lot Size: -

Lot Feat: Other

Heating: Forced Air, Natural Gas

Water: -

Floors: 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 Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

New 2024 townhome is now available! Privileged corner upper unit with better privacy and facing direction, this condo unit also features 2 spacious bedrooms with one of them having an ensuite, an open and sunny balcony, an attached garage and a private laundry room. Well-lit kitchen featuring quartz countertop, next to it is a spacious and bright living room sharing the stunning views of the balcony. The dining nook is besides and spacious enough for 4-6 seats and a dining table. Private balcony big enough for tables and barbecue stove with gas line provided. The primary suite includes a 4-pieces ensuite, the home also features a secondary bedroom, a secondary full bathroom, and laundry/utility room. East, South, West are windowed so this suite has full supply of sunlight especially from the West. Aspen landing center featuring gas station, shopping center, grocery store are just 5 minutes walk. This townhome is ideal for young couple, come check this out!