



**GRASSROOTS**  
REALTY GROUP

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

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 barbeque 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!