



**GRASSROOTS**  
REALTY GROUP

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

**A109, 2026 81 Street SW  
Calgary, Alberta**

**MLS # A2276959**



**\$319,920**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	607 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 143
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-H1 h25
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

**ROOF TOP PATIO & MOUNTAIN VIEWS.** This pre-construction 1-bedroom, 1-bathroom condo offers 607 sq. ft. of modern living, featuring 9+ ft. ceilings, quartz countertops, and expansive windows that fill the space with natural light while showcasing breathtaking mountain views. Scheduled for Summer 2027 possession (or sooner), the home includes titled underground parking, private storage, and access to a common-area car wash. Residents will also enjoy a stunning rooftop patio with panoramic mountain views, BBQ stations, and a cozy bonfire area—perfect for entertaining or relaxing. Besides the unit itself, the community will feature a dog park, a pet washing station, and a variety of restaurants and shops for everyday shopping and convenience. With air conditioning included as part of a limited-time incentive and ownership available from just 5% down (payment plans available), this is an exceptional opportunity to secure a stylish home—or investment—at today's prices.