



**72, 2117 81st Street SW
Calgary, Alberta**

MLS # A2277000

\$539,900



Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,603 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 318
Basement:	None	LLD:	-
Exterior:	Composite Siding, 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

Welcome to this beautiful new Lucas Model 3 bed & 2.5 bath townhome in the highly desirable Elkwood project, nestled within the vibrant Springbank Hill community of SW Calgary. Offering over 1,600 sq. ft. of thoughtfully designed living space, this home blends contemporary style with everyday comfort. The open-concept floor plan features bright living and dining areas highlighted by large windows that fill the home with natural light. The modern kitchen is designed for both entertaining and daily living, complete with stainless steel appliances and elegant quartz countertops. Luxury vinyl plank flooring enhances the main living areas, while plush carpeting adds warmth and comfort to the bedrooms. The spacious primary suite includes a private ensuite and a walk-in closet, creating a relaxing retreat. Enjoy outdoor living on your private patio, perfect for unwinding or hosting guests. Added convenience comes with an attached garage and an additional driveway, providing parking for up to two vehicles. Experience life in the dynamic and sought-after Springbank Hill community. Photos are representative.