



**102, 2231 81st Street SW
Calgary, Alberta**

MLS # A2279670



\$619,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,554 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	City Lot, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 179
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed, Stone, Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	na		

IMMEDIATE OCCUPANCY AVAILABLE – GST INCLUDED. Welcome to the Juniper Townhomes in prestigious Springbank Hill. This Heritage Model 3 Bedroom End-Unit offers a sophisticated design with an emphasis on natural light and functional space. The ground level features a private yet bright den/home office with a large window and closet, a convenient 2-piece powder room, and direct access to the oversized single attached garage (plus additional driveway parking). The main floor boasts an expansive open-concept layout with 9' ceilings and large windows. A modern chef-inspired kitchen is finished with quartz countertops, a breakfast bar, and professional-grade appliances. Luxury Vinyl Plank throughout! Adjacent to the dining area, large sliding glass doors lead to a full-sized balcony. Upstairs, the primary suite includes a double-access closet and a private ensuite with a glass-enclosed stand-up shower. Two additional bedrooms, a second full 4-piece bathroom, and upper-floor laundry complete the top level. Perfectly positioned for a quick commute with direct access to Stoney Trail and 17th Ave, with LRT just a short walk away and just across the road from the premium shopping and dining at Aspen Landing. Move-in ready and built for modern living.