



**GRASSROOTS**  
REALTY GROUP

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102, 2231 81st Street SW  
Calgary, Alberta

MLS # A2279670



**\$619,000**

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

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | \$ 179 |
| <b>Basement:</b>   | None                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Mixed, Stone, Wood Frame | <b>Zoning:</b>    | R-MD   |
| <b>Foundation:</b> | Slab                                       | <b>Utilities:</b> | -      |

**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.