



**GRASSROOTS**  
REALTY GROUP

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**2223 81st Street SW**  
**Calgary, Alberta**

**MLS # A2280340**



**\$565,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<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>	Landscaped, Lawn, 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>	\$ 158
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-

**Features:** 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 2 bedroom townhome 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. An additional large bedroom and a second full 4-piece bathroom, as well as 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.