



**GRASSROOTS**  
REALTY GROUP

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60, 2117 81st Street SW  
Calgary, Alberta

MLS # A2280372



**\$529,000**

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,262 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Wood Frame	Zoning:	R-MD
Foundation:	Slab	Utilities:	-

**Features:** Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows

**Inclusions:** na

**\*\* Immediate Possession, Bungalow Style, GST included\*\*** Nearly 1500 sq ft developed! Welcome to this immaculate, move-in-ready bungalow townhome in the prestigious community of Aspen Springs. Built by the renowned Slokker Homes, this residence features a bright, open-concept layout with expansive windows that drench the living and dining areas in natural light. The contemporary chef's kitchen is finished with sleek stainless steel appliances, premium quartz countertops, and modern cabinetry. High-end LVP flooring flows through the main level, leading to a spacious primary sanctuary complete with a private ensuite featuring a stand-up shower. The fully finished basement significantly expands your living space, offering a large family room, a full bathroom, and two additional bedrooms for maximum flexibility. Residents of Aspen Springs enjoy an unparalleled location near Calgary's top-rated schools, including Webber Academy and Rundle College. Benefit from the convenience of being minutes away from the boutique shopping and dining at Aspen Landing and West 85th, while remaining steps from tranquil parks and walking paths. An attached garage and private driveway ensure effortless parking. This property offers a sophisticated, low-maintenance lifestyle in one of the West Side's most desirable master-planned neighborhoods.