

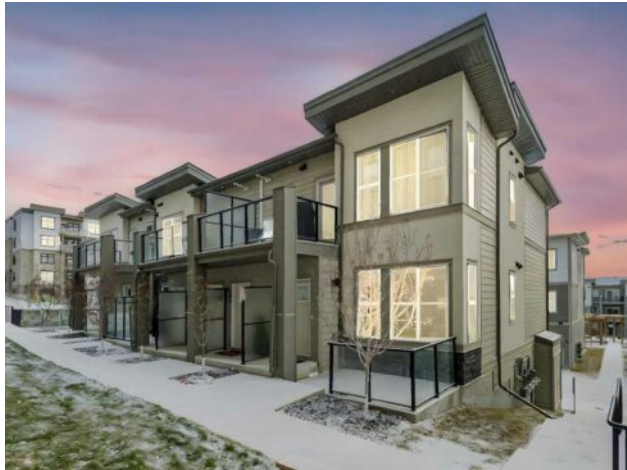


GRASSROOTS
REALTY GROUP

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**#134, 2117 81st Street SW
Calgary, Alberta**

MLS # A2281390



\$459,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Attached-Up/Down, Townhouse-Stacked		
Size:	997 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees, Street Lighting		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt/Gravel

Basement: None

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

Water: -

Sewer: -

Condo Fee: \$ 224

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

Contemporary European-style townhome with 2 beds, 2 baths, a spacious balcony on the TOP floor & a tree-lined view. From the moment you enter, the home showcases a designer show-home feel. The open-concept 2-storey stacked townhouse features 9' ceilings, double-pane windows, fully installed CENTRAL AIR-CONDITIONING, a HIGH EFFICIENCY FURNACE, humidifier, water tank, water-proof durable LVP flooring throughout the kitchen, living, dining area, bathrooms, & bedrooms. The European-inspired kitchen is finished with Quartz countertops, High-quality cabinets, Soft-close doors, drawers, Backsplashes, new UPGRADED SAMSUNG stainless-steel appliances, microwave hood fan, and front-load washer & dryer. The newly completed Elkwood Townhouse (Phase 2) offers affordable luxury & convenient living, close to Aspen Landing Shopping. Bordered by a natural environmental reserve & walking trails that connect throughout the community, it is a perfect location for active living & relaxation. Built by Slokker Homes, a quality builder since 1935, these homes offer the best value in Aspen and Springbank Hill.