



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

**MLS # A2281390**



**\$459,000**

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

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 224
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		
<b>Inclusions:</b>	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.