



GRASSROOTS
REALTY GROUP

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2413, 2117 81 Street SW
Calgary, Alberta

MLS # A2281472



\$332,900

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	521 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 292
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	curtain rods, light fixtures		

Elevated urban living awaits in this exquisite top-floor one-bedroom, one-bathroom residence in the sought-after community of Springbank Hill. Situated in a newer, impeccably maintained building, this sophisticated home showcases a sleek open-concept design, refined modern finishes, and an abundance of natural light throughout. The expansive private balcony offers a serene extension of the living space—perfect for entertaining or unwinding in a quiet, elevated setting. The property is currently tenant occupied, generating \$2,300 per month on a flexible month-to-month basis. Furnishings may be included, subject to negotiation, providing added convenience and value. Surrounded by upscale shopping, dining, and everyday amenities, this prime Springbank Hill location offers seamless access to major routes and transit while maintaining a sense of privacy and exclusivity. A rare offering that blends lifestyle and location in one of Calgary’s most prestigious southwest communities. The unit includes an underground parking stall and a dedicated storage locker for added convenience.