



**41, 2117 81 Street SW  
Calgary, Alberta**

**MLS # A2287731**



**\$455,900**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 266
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

New 2024 townhome is now available! Privileged corner upper unit with better privacy and facing direction, this condo unit also features 2 spacious bedrooms with one of them having an ensuite, an open and sunny balcony, an attached garage and a private laundry room. Well-lit kitchen featuring quartz countertop, next to it is a spacious and bright living room sharing the stunning views of the balcony. The dining nook is besides and spacious enough for 4-6 seats and a dining table. Private balcony big enough for tables and barbeque stove with gas line provided. The primary suite includes a 4-pieces ensuite, the home also features a secondary bedroom, a secondary full bathroom, and laundry/utility room. East, South, West are windowed so this suite has full supply of sunlight especially from the West. Aspen landing center featuring gas station, shopping center, grocery store are just 5 minutes walk. Moreover, C-train station is just 20 minutes walk plus 3 bus lines are just 2 minutes to the 69 street C-train station. They are respectively the #164, #98 and #156. This townhome is ideal for young couple and small family, come check this out!