



GRASSROOTS
REALTY GROUP

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2241 81st Street SW
Calgary, Alberta

MLS # A2287848



\$799,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,741 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.05 Acre		
Lot Feat:	City Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 215
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Brand new and situated in the prestigious community of Aspen, this 1,750 sq. ft. fully finished duplex offers 4 bedrooms and 3.5 bathrooms. The open-concept main floor features a chef-inspired kitchen equipped with a gas cooktop, built-in wall oven and microwave, and elegant gold pendant lighting over a large quartz island. Large windows flood the living and dining areas with natural light, highlighting the durable LVP flooring that extends throughout the entire home, including the upper floor and the fully finished basement. Upstairs I is thoughtfully designed with three bedrooms PLUS a dedicated home office/tech room. The primary suite provides a spacious retreat, featuring an ensuite with a luxury stand-alone tub and a full glass shower with dual vanities and full tile! Convenience is built-in with a large upper-floor laundry room finished with quartz countertops. The fully finished lower level adds a versatile fourth bedroom, a full bath, and a secondary media room or lounge! Tons of space for the whole family. Practical additions include an AC rough-in, a double attached insulated garage, and a full new home warranty. This property represents exceptional value, featuring over \$20,000 in premium builder upgrades over and above the high standard specification.