



**2221 81st Street SW
Calgary, Alberta**

MLS # A2288416



\$549,999

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|------------------|--------------------------------------|---------------|------------------|
| Division: | Springbank Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,400 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Level, No Back Lane, Rectangular Lot | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 154 |
| Basement: | None | LLD: | - |
| Exterior: | Cement Fiber Board, Mixed, Wood Frame | Zoning: | R-MD |
| Foundation: | Slab | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: na

First Time Buyers save 5% off listing price! IMMEDIATE OCCUPANCY AVAILABLE – Welcome to the Juniper Townhomes in prestigious Springbank Hill/Aspen. This 2-bedroom townhome offers a sophisticated design with an emphasis on natural light and functional space. The ground level features a private yet bright den/home office with a large window and closet, a convenient 2-piece powder room, and direct access to the oversized single attached garage (plus additional driveway parking). The main floor boasts an expansive open-concept layout with 9' ceilings and large windows. A modern chef-inspired kitchen is finished with quartz countertops, a breakfast bar, and professional-grade appliances. Luxury Vinyl Plank throughout! Adjacent to the dining area, large sliding glass doors lead to a full-sized balcony. Upstairs, the primary suite includes a double-access closet and a private ensuite with a glass-enclosed stand-up shower. An additional large bedroom and a second full 4-piece bathroom, as well as upper-floor laundry complete the top level. Perfectly positioned for a quick commute with direct access to Stoney Trail and 17th Ave, with LRT just a short walk away and just across the road from the premium shopping and dining at Aspen Landing. Move-in ready and built for modern living.