



129, 2117 81 Street SW
Calgary, Alberta

MLS # A2289749



\$448,888

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: T.V. Wall Mount Brackets.

Welcome to this beautifully maintained townhome in the sought-after community of Springbank Hill — offering over 1,300 sq ft of bright, functional living space, low condo fees, and exceptional value for first-time buyers, investors, or those looking to take over a successful Airbnb opportunity. This stylish 2-bedroom, 2-bathroom home features a thoughtfully designed open-concept main floor filled with natural light. The contemporary kitchen is finished to impress with a large central island, sleek cabinetry, and a generous pantry — perfect for everyday living and entertaining. The spacious living room offers plenty of room to relax and unwind, with direct access to a private balcony, ideal for morning coffee or evening BBQs. Both bedrooms are generously sized and can comfortably accommodate king-sized beds — a rare and valuable feature. The layout provides excellent separation of space, making it ideal for roommates, guests, or a home office setup. On the entry level, you’re welcomed by a versatile flex space — perfect for a home workspace, gym area, or additional sitting room — along with extra storage. The attached single garage offers secure parking plus additional storage potential, with room to customize further. The exterior of the building is beautifully maintained by the management company, keeping upkeep simple and stress-free. Constructed with durable Hardie board, stone, and stucco, the complex offers added peace of mind — especially valuable in Calgary’s hail-prone climate. Currently operating as a well-booked Airbnb, this property presents a fantastic turnkey investment opportunity. Continue generating income or make it your own — the flexibility is yours. Location is everything, and this home delivers. You’re just minutes from Aspen Landing Shopping Centre,

Westhills Towne Centre, and Signal Hill Centre for groceries, dining, and everyday conveniences. Enjoy quick access to excellent public and private schools, including Webber Academy and Rundle College. Commuting is effortless with nearby transit options, the 69th Street LRT station, and easy access to downtown Calgary and major roadways including Stoney Trail. Surrounded by parks, pathways, and green space, Springbank Hill offers a perfect blend of convenience and natural beauty — making it one of Calgary's most desirable west-side communities. Whether you're a first-time buyer looking for modern comfort, a downsizer wanting low-maintenance living, or an investor seeking a proven income property, this townhome checks all the boxes. Exceptional home and Value!