



165, 2117 81 Street SW
Calgary, Alberta

MLS # A2292889



\$459,900

Division:	Springbank Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,301 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Discover Elkwood in Aspen Springs, located in one of Calgary's most desirable southwest communities. Positioned at the end of a quiet street, this new stacked townhome enjoys some of the most open sightlines in the complex along with a sunny south-facing exposure, allowing natural light to pour in throughout the day. Thoughtful upgrades include central air conditioning and window coverings, making this home truly move-in ready. The home is also conveniently located close to guest parking, making it easy for visitors. Situated on the top floor, this modern home features 2 spacious bedrooms and 2 full bathrooms within a well-designed open-concept layout. 9-foot ceilings, expansive windows, and wide-plank luxury vinyl flooring create a bright and inviting atmosphere throughout the main living areas. The designer kitchen is both stylish and functional, featuring quartz countertops, soft-close cabinetry, a tiled backsplash, stainless steel appliances, a built-in microwave hood fan, and an upgraded convection oven. An east-facing kitchen window welcomes the morning sun, adding even more natural light to the space. The thoughtful layout offers both bar seating at the kitchen island and a dedicated dining area, making it ideal for everyday living and effortless entertaining. Convenience continues with a main floor laundry room featuring a front-load washer and dryer along with generous storage space. The lower level provides additional storage and a versatile flex room, perfect for a home office, workout space, or hobby area, plus private direct access to your attached garage—large enough to accommodate a Ford F-150 truck, a rare and valuable feature for townhome living. Ideally located just minutes from the shops and restaurants of Aspen Landing Shopping Centre, and easy C-Train access, along with nearby walking paths, schools, and beautiful green

spaces, this home offers the perfect balance of style, comfort, and convenience. Whether you're a first-time buyer, investor, or seeking a low-maintenance lifestyle, this exceptional home truly checks all the boxes.