



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

111, 2231 81st Street SW  
Calgary, Alberta

MLS # A2298129



**\$598,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Many Trees, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 178
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		

**Inclusions:** N/A

**\*\*Immediate Occupancy\*\*** Discover the charm and convenience of our Juniper Townhomes &mdash; a collection of stylish heritage-style row townhouses near the heart of our beautiful Environment Reserve Park! This Heritage model B (Corner unit) offers the perfect blend of comfort and function, ideal for families and professionals alike. With 3 bedrooms, 2.5 bathrooms, and a versatile main-floor den, this spacious home is designed for modern living. Upon entry, you'll find a bright, ground-floor den/home office featuring a large window, closet, and a convenient powder room. Enjoy a professionally landscaped front yard, a single attached garage, and additional driveway parking. The open-concept main floor boasts 9' ceilings and is filled with natural light, creating a warm and inviting space for everyday living or entertaining. The modern kitchen features quartz countertops, a breakfast bar, professional stainless steel appliances, and a chimney-style hood fan. Sliding doors open to a full-sized balcony &mdash; ideal for relaxing or dining outdoors. Upstairs, you'll find two spacious bedrooms, including a primary suite with a double access closet and a private ensuite featuring a stand-up shower and sliding glass door. A second full 3-piece bathroom serves the additional bedroom, which can easily double as a home office. The upper level also includes a conveniently located washer and dryer, a linen closet, and thoughtful storage throughout. This home is located in vibrant Springbank Hill and offers easy access to Aspen Landing, Rundle College, Griffith Woods, Ambrose University, restaurants, and senior care facilities. \* The GST is included in the price. \* All Interior photos taken from our Show Home #2227-81St SW.