



**GRASSROOTS**  
REALTY GROUP

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90, 2117 81 Street SW  
Calgary, Alberta

MLS # A2170571



**\$659,000**

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	1,528 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Landscaped, Street Lighting, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 301
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/ Dryer		

Modern Luxury Meets Convenience in Springbank Hill. Discover your new haven in the heart of Springbank Hill. This stunning 1528 square foot townhome offers the perfect blend of style, comfort, and convenience. Step inside to be greeted by soaring ceilings, creating an open and airy atmosphere. The spacious kitchen, featuring a convenient island, is ideal for both entertaining guests and preparing delicious meals. With three bedrooms and three bathrooms, there's plenty of room for your family or guests. Enjoy the added security and convenience of a single-attached oversized garage. And with low condo fees, you can spend more time enjoying your new home and less time worrying about maintenance. Located in the vibrant Springbank Hill community, you're just a 10-minute walk from the LRT, making it easy to commute to downtown or explore the city. Enjoy the convenience of having all types of amenities nearby, including shopping, dining, and entertainment options. Don't miss this opportunity to make this beautiful townhome your new home. Schedule a viewing today!