



**38, 2117 81 Street SW
Calgary, Alberta**

MLS # A2179268



\$469,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	1,060 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 238
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Discover this move-in-ready, stylishly upgraded Arianna Model townhome in the Elkwood project in Calgary's desirable Springbank Hill. This 995 sq ft home offers open-concept living with bright, modern finishes. Host gatherings in a chef's kitchen featuring a breakfast bar, quartz countertops, French door refrigerator with water line, and optional gas cooking. Retreat to a spacious primary bedroom with ensuite bathroom and walk-in closet. Enjoy full air-conditioning, a private balcony with gas BBQ hookup, and ample parking with attached garage and private driveway. Photos are representative.