



40, 2117 81 Street SW  
Calgary, Alberta

MLS # A2180991



**\$469,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 203

**Basement:** None

**LLD:** -

**Exterior:** Stone, Stucco, Vinyl Siding, Wood Frame

**Zoning:** TBD

**Foundation:** Poured Concrete

**Utilities:** None

**Features:** Open Floorplan

**Inclusions:** NA

Discover this move-in-ready and beautifully upgraded Arianna Model townhome in the sought-after Elkwood community, located in Calgary's prestigious Springbank Hill. With a well-designed living space, this home offers a bright open-concept layout complemented by modern finishes throughout. The chef-inspired kitchen is perfect for hosting, featuring a sleek breakfast bar, elegant quartz countertops, a French door refrigerator with a water line, and the option for gas cooking. The generous primary bedroom includes an ensuite bathroom and a \*\*walk-in closet, offering a peaceful retreat. Additional highlights include central air-conditioning, a private balcony with a gas BBQ hookup, and plenty of parking with an attached garage. Photos are representative.