



GRASSROOTS
REALTY GROUP

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165, 2117 81 Street SW
Calgary, Alberta

MLS # A2190332



\$547,900

Division:	Springbank Hill		
Type:	Residential/Other		
Style:	3 Level Split		
Size:	1,272 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Cul-De-Sac, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: n/a

Welcome home! Discover this stunning, newly developed SW community. Perfectly located just steps away from Stoney Trail, commuting has never been easier! 2 Spacious Bedrooms with ample natural light, a walk-in closet to your ensuite bathroom. A Den area on ground level, a great spot for a home office or gym/yoga area, with newly installed central air! Modern, open-concept layout with stylish finishes, the 1 car garage is an added highlight to the home. Storage closets on the ground level floor. The home is roughed in for central air. The views from the top floor you can catch the mountains there. Low-maintenance living Close to parks, schools, shopping, and dining options in Aspen. Enjoy the convenience of suburban living while staying connected to the city's amenities and nearby C-Train. This home offers the perfect blend of comfort, style, and location.