



GRASSROOTS
REALTY GROUP

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**A520, 2026 81 Street SW
Calgary, Alberta**

MLS # A2194380



\$425,000

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	737 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 197
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: Garage Door Openers, Window Coverings All.

Welcome to Springbank Hill, one of Calgary's most sought-after communities. Wolfberry is a new 6-storey condominium project featuring a shared rooftop patio with stunning mountain views. This spacious 2-bedroom unit offers a private south-facing balcony, modern finishings, and beautifully landscaped surroundings with scenic paved pathways only minutes from a natural reserve. Designed with European-inspired 'hygge' living in mind, the open-concept interior features a well-appointed kitchen with quartz countertops, high-quality cabinetry, soft-close drawers and stainless-steel appliances. Luxury vinyl plank flooring with cork underlay extends throughout the main living spaces providing durability and comfort. Added conveniences include a stacked front-load washer and dryer and a titled, heated underground parking stall. Photos are representative.