



GRASSROOTS
REALTY GROUP

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52, 2117 81 Street SW
Calgary, Alberta

MLS # A2194648

\$600,000



Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,453 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning new Lucas Model townhome in the sought-after Elkwood project, located in the vibrant Springbank Hill community of SW Calgary. This spacious 1500+ sq ft home offers modern, open-concept living with seamless integration of the living and dining areas, filled with natural light from large windows. The kitchen features stainless steel appliances and quartz countertops, perfect for cooking and entertaining. Luxury vinyl plank flooring enhances the main living areas, while cozy carpets warm the bedrooms. The primary bedroom boasts an ensuite bathroom and walk-in closet. Enjoy outdoor living with a private patio, ideal for relaxation and gatherings. The attached garage, along with additional driveway space, offers parking for up to two cars. (Photos are representative.)