



**GRASSROOTS**  
REALTY GROUP

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2239, 2231 81 Street SW  
Calgary, Alberta

MLS # A2210487

**\$799,000**



<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Street Lighting, Underground Sprinkler		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 215
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning new Monarch Duplex with a double-attached garage in the vibrant Springbank Hill community. This European-style home features seamlessly integrated living and dining areas, enhanced by large windows that flood the space with natural light. The high-quality, chef-inspired kitchen is equipped with stainless steel appliances, quartz countertops, an upgraded hood fan, and custom-designed cabinets by Porada Design. Upstairs, the master bedroom features a private ensuite bathroom and a spacious walk-in closet. The second bedroom also includes its walk-in closet, while a third bedroom, a shared bathroom, and a separate office/study offer flexible living space. A conveniently located laundry room with storage completes the upper level. Luxury vinyl plank flooring flows through the main living areas, with soft carpeting in the bedrooms for added comfort. You can upgrade the basement to include a bedroom, a 3-piece bathroom, a custom-designed wet bar, an entertainment room, and bonus storage space. The conveniently attached double garage with additional driveway space will allow you to park up to 4 cars! Outdoor living is enhanced with a private porch and balcony, ideal for relaxation and gatherings. The photos are representative.