

# \$579,000 - 81, 2117 81 Street Sw, Calgary

MLS® #A2205413

**\$579,000**

2 Bedroom, 2.00 Bathroom, 1,271 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Priced to sell with everything inside the unit as seen on photos! This Top End unit is not like any other within the complex. Luxury Vinyl plank all through the unit including stairs (upgrade worth thousands of dollars). Whether you come in from the single attached garage or the front door, you walk into a warm and welcoming den area with mud room and storage area. Up a flight of stairs flanked by big windows streaming lots of natural light. On the main floor upstairs you find fully decked out living room, dining area kitchen with a balcony overlooking the courtyard. Pantry, laundry room and huge linen closet are on the left of the hallway. 4pc bathroom to the right with upgraded tile floor. On the left side you walk into a spacious primary bedroom with walk through closet and a 4pc ensuite bathroom. To the right corner of the unit is the second bedroom overlooking the courtyard. This unit still has builder warranty transferrable to new owner. You can't afford to miss this one! Call now for your private viewing.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2205413  |
| Price      | \$579,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 1,271         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 81, 2117 81 Street Sw |
| Subdivision | Springbank Hill       |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 6H5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, Quartz Counters                                                                                       |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range, Humidifier |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                                     |
| Cooling           | None                                                                                                                         |
| Fireplaces        | None                                                                                                                         |
| Basement          | None                                                                                                                         |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Uncovered Courtyard          |
| Lot Description   | Cul-De-Sac                                              |
| Roof              | Asphalt Shingle                                         |
| Construction      | Cement Fiber Board, Composite Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 29               |
| Zoning         | RC-2             |
| HOA Fees       | 150              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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