

# \$559,000 - 81, 2117 81 Street Sw, Calgary

MLS® #A2205413

**\$559,000**

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	\$559,000
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, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
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	74
Zoning	RC-2
HOA Fees	150
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.