

# \$570,000 - 86, 2117 81 Street Sw, Calgary

MLS® #A2244385

**\$570,000**

3 Bedroom, 2.00 Bathroom, 671 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Immediate Occupancy! Welcome to the Stunning bungalow-style 3 bedrooms & 2 baths townhome with a walk-out basement. The Main floor 670.68 sq ft + Basement 677.36 sq.ft. This home is perfect for those seeking comfort, style, and convenience. Open-Concept Layout: Seamlessly connected living and dining areas with expansive windows that fill the space with natural light. Modern Kitchen: Equipped with stainless steel appliances, quartz countertops, elegant finished cabinets, and backsplash. Luxury LVP flooring throughout the main living areas, and soft carpeting in the bedrooms for added comfort. Enjoy a generous primary bedroom complete with a stand-up shower! An additional 2 bedrooms and a family room in the walk-out basement. Step outside to your private patio, perfect for relaxing or hosting outdoor gatherings. Attached garage plus an additional driveway space - park 2 vehicles with ease. Live in one of the most desirable neighborhoods, with access to excellent schools, amenities, and environmental reserve park.



Built in 2024

## Essential Information

MLS® # A2244385

Price \$570,000

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	671
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	86, 2117 81 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3V8

### Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Lighting, Private Entrance
Lot Description	Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle

Construction	Composite Siding, Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	22
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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