

165, 2117 81 Street SW  
Calgary, Alberta

MLS # A2232248



\$485,000

|           |                             |        |                  |
|-----------|-----------------------------|--------|------------------|
| Division: | Springbank Hill             |        |                  |
| Type:     | Residential/Other           |        |                  |
| Style:    | 3 Level Split               |        |                  |
| Size:     | 1,272 sq.ft.                | Age:   | 2024 (1 yrs old) |
| Beds:     | 2                           | Baths: | 2                |
| Garage:   | Single Garage Attached      |        |                  |
| Lot Size: | 0.00 Acre                   |        |                  |
| Lot Feat: | Cul-De-Sac, Street Lighting |        |                  |

|             |                                   |            |        |
|-------------|-----------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas           | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank | Sewer:     | -      |
| Roof:       | Asphalt Shingle                   | Condo Fee: | \$ 266 |
| Basement:   | None                              | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Stone         | Zoning:    | RC-2   |
| Foundation: | Poured Concrete                   | Utilities: | -      |
| Features:   | High Ceilings, Kitchen Island     |            |        |

Inclusions: Central Air

Welcome to this bright and modern southeast-facing unit featuring 2 spacious bedrooms, a versatile den, and an attached garage. Enjoy the comfort of central air and a fresh, contemporary design in this newly built home. The open-concept kitchen is flooded with natural light and offers stunning views—perfect for entertaining or relaxing. Located in a desirable neighborhood, this home includes the peace of mind of the remaining home builder warranty. Don’t miss this opportunity for stylish, maintenance-free living!