

# \$547,900 - 165, 2117 81 Street Sw, Calgary

MLS® #A2190332

**\$547,900**

2 Bedroom, 2.00 Bathroom, 1,272 sqft

Residential on 0.03 Acres

Springbank Hill, Calgary, Alberta

Welcome home! Discover this stunning, newly developed SW community. Perfectly located just steps away from Stoney Trail, commuting has never been easier!

2 Spacious Bedrooms with ample natural light, a walk-in closet to your ensuite bathroom. A Den area on ground level, a great spot for a home office or gym/yoga area, with newly installed central air!

Modern, open-concept layout with stylish finishes, the 1 car garage is an added highlight to the home. Storage closets on the ground level floor. The home is roughed in for central air. The views from the top floor you can catch the mountains there.

Low-maintenance living

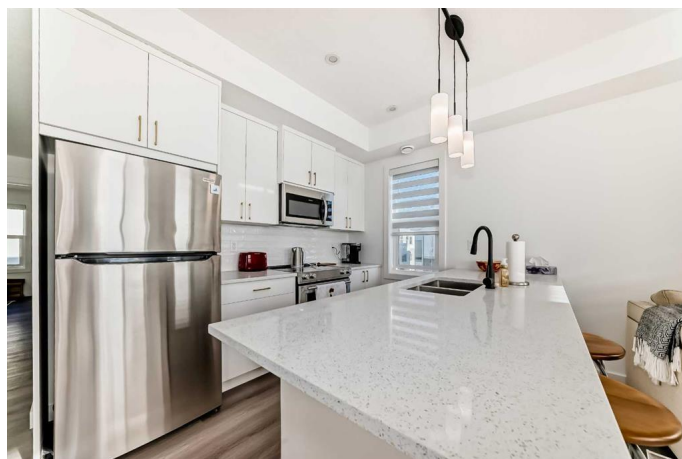
Close to parks, schools, shopping, and dining options in Aspen.

Enjoy the convenience of suburban living while staying connected to the city's amenities and nearby C-Train. This home offers the perfect blend of comfort, style, and location.

Built in 2024

## Essential Information

MLS® #	A2190332
Price	\$547,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,272



Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Level Split
Status	Active

### Community Information

Address	165, 2117 81 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6H5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	January 28th, 2025
Days on Market	95
Zoning	RC-2

HOA Fees                    150  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            One Percent Realty

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.