

# \$558,000 - 86, 2117 81 Street Sw, Calgary

MLS® #A2244385

**\$558,000**

3 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Immediate Occupancy! This Stunning Bungalow-style 3 bedrooms & 2 baths townhome with finished walk-out basement 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      | \$558,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                   |
|----------------|-------------------|
| Square Footage | 1,293             |
| 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), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Humidifier |
| 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 | 59              |
| Zoning         | M-1             |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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