

# \$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 townhome with a walk-out basement. 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, paired with soft carpeting in the bedrooms for added comfort. Enjoy a generous primary bedroom complete with a stand-up shower bathroom. 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 the environment 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), 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                18  
Zoning                              M-1  
HOA Fees                         150  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty

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