



142, 2231 81 Street SW  
Calgary, Alberta

MLS # A2289028



**\$545,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Low Maintenance Landscape, Many Trees, Street Light		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 162
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Mixed, Stone, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to Juniper Townhomes in prestigious Springbank Hill, where modern design meets an unbeatable west side location. This bright and stylish townhouse is built for today's lifestyle. The entry level features a private den or home office, perfect for working from home, plus a convenient 2 piece bath. Upstairs, the open concept main floor is filled with natural light, showcasing 9 foot ceilings, large windows, and Luxury Vinyl Plank flooring throughout. The sleek kitchen shines with quartz countertops, stainless steel appliances, and a spacious breakfast bar that is ideal for entertaining. Step out from the dining area onto your full size balcony and enjoy your morning coffee or evening unwind. The upper level offers a comfortable primary retreat with double closets and a private glass shower ensuite, along with a second bedroom, a full 3 piece bath, and convenient upper floor laundry. Located just minutes to downtown, Stoney Trail, and quick mountain getaways, plus shopping and dining at Westhills and Aspen Landing, and access to some of Calgary's top rated schools, this is west side living at its best. Move in ready, low maintenance, and packed with value. Don't miss it.