



54, 2117 81st Street SW
Calgary, Alberta

MLS # A2299020



\$499,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Attached-Up/Down, Townhouse-Stacked		
Size:	1,282 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Stucco, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	N/A		

"First-time Home Buyers save 5% off the listing price" Immediate Occupancy! This Stunning Bungalow-style 3 bed & 2 bath with finished full 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 basement. 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 an environmental reserve park.