



**A101, 2026 81 Street SW  
Calgary, Alberta**

**MLS # A2305270**



**\$505,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	985 sq.ft.	<b>Age:</b>	2028 (-2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-H1 h25
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**ROOFTOP PATIO &bull; MOUNTAIN VIEWS &bull; LOW CONDO FEES &mdash;** This pre-construction 2-bedroom, 2-bathroom condo offers nearly 1,000 sq. ft. of practical, well-designed living space, ideal for first-time buyers or investors seeking strong value. Featuring 10+ ft. ceilings, large windows, and modern quartz countertops, the home provides a bright, functional layout with beautiful mountain views. Scheduled for Summer 2028 possession, the unit includes titled underground parking and private storage, along with access to a rooftop patio with BBQ stations and a fire lounge, plus convenient amenities such as a dog park and pet wash station. Located close to restaurants, shops, and everyday essentials, this community is designed for comfortable living. With low condo fees and flexible deposit options starting from 5% (as low as \$2,500 upfront), this is an excellent opportunity to secure a home at today's prices with a manageable entry point.