



134, 2231 81 Street SW  
Calgary, Alberta

MLS # A2309200



**\$899,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 220
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Welcome to an exceptionally rare opportunity in the prestigious community of Aspen Springs SW , one of only 12 exclusive walk-out units of its kind, with no additional units to be built. Combining luxury finishes, functional design, and the convenience of maintenance free living, this stunning 3 bedroom, 2.5 bathroom home offers nearly 1,600 sq. ft. of beautifully designed living space, perfectly suited for modern lifestyles. From the moment you step inside, you'll appreciate the impressive high ceilings and bright open concept floor plan that create an expansive and inviting atmosphere. Thoughtfully designed with both everyday living and entertaining in mind, the main living area seamlessly connects the kitchen, dining, and living spaces while large windows flood the home with natural light. The chef inspired kitchen showcases premium finishes throughout, including elegant veined quartz countertops, high end KitchenAid appliances, a built-in oven and microwave, gas cooktop, and ample cabinetry for storage. Every detail has been carefully selected to deliver both sophistication and functionality. One of the home's most impressive features is the oversized full-length balcony spanning the width of the property, the perfect space to relax, entertain, or enjoy peaceful outdoor living. Downstairs, the walk-out basement opens onto a massive concrete patio and an incredibly rare, fully maintained private backyard complete with fencing and a gate. Opportunities to own a property with this type of outdoor space in a maintenance free setting are exceptionally uncommon. The exterior community enhancements are equally impressive, with beautifully planned landscaping, pathways, mature trees, and flower installations scheduled for completion by June, creating a picturesque and welcoming environment throughout the development. Car enthusiasts and

homeowners needing extra functionality will appreciate the attached double garage featuring soaring 10-foot ceilings, ideal for accommodating a car lift, along with a spacious driveway that comfortably fits two additional vehicles. Perfectly positioned in one of Calgary's most sought-after southwest communities, this home offers unmatched convenience with quick access to Aspen Landing Shopping Centre, a variety of shops, restaurants, amenities, and several highly regarded private schools. Commuting is effortless with 69 Street LRT Station just minutes away, downtown Calgary approximately 15 minutes from your doorstep, and Stoney Trail accessible in only 5 minutes. Located just off 17th Avenue SW, this exceptional property delivers the perfect blend of luxury, exclusivity, and connectivity. Rarely do homes like this become available, especially in such a limited and highly desirable collection. This is your opportunity to secure a truly unique property in Aspen Springs SW.