



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

803, 2230 81st Street SW
Calgary, Alberta

MLS # A2319285



\$840,000

Division:	Springbank Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,628 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees, Street Lighting		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Stucco, Wood Frame	Zoning:	R-Mid
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Experience elevated living in this brand-new end-unit townhome offering 1,628 sq. ft. of thoughtfully designed living space, plus an incredible 244+ sq. ft. private rooftop patio with breathtaking mountain and foothill views. The bright, open-concept main floor is flooded with natural light and features a spacious living room with a dedicated study nook, a generous dining area, a stylish gourmet kitchen with a large island, extended breakfast bar, walk-in pantry, and a convenient powder room. Step outside to the covered deck, perfect for year-round outdoor enjoyment. The ground level welcomes you with a spacious front entry, a versatile den or guest bedroom, direct access to the double attached garage, and a private fenced yard. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary retreat with a walk-in closet and a private ensuite, plus a full bathroom and convenient upper-floor laundry. The highlight of this exceptional home is the exclusive rooftop patio, offering panoramic views of the Rocky Mountains and rolling foothills. An optional fourth-level office upgrade provides the ideal work-from-home space with inspiring views just steps from your outdoor retreat. Designed for modern living, this home combines generous interior space, abundant natural light, exceptional outdoor living, and a premium end-unit location—creating a lifestyle that's truly second to none. This home is located in vibrant Springbank Hill and offers easy access to Aspen Landing, Rundle College, Griffith Woods, Ambrose University, restaurants, and senior care facilities. Crafted by Slokker Homes, a family-owned builder with deep roots dating back to 1935. Every detail reflects our multi-generational commitment to "long quality" ensuring your home is built beautifully and engineered to last for decades to come. Experience the peace of

mind that comes with nearly a century of building excellence. **First-time buyers save 5% off the listing price!