



**GRASSROOTS**  
REALTY GROUP

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**2242 81st Street SW**  
**Calgary, Alberta**

**MLS # A2320924**



**\$699,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Rear, On Street, Single Garage		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	City Lot, Irregular Lot, Landscaped		

<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>	\$ 196
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** na

\*First Time Buyers save 5% off listing price!\* Welcome to executive living at 2242 81st St SW, this brand new home comes fully finished and ready for fall occupancy! Experience modern sophistication and everyday functionality in this exceptional duplex property. The main level welcomes you with an open-concept design featuring a bright living room, a central kitchen equipped with a pantry and island breakfast bar, and a dedicated dining area that opens onto an oversized rear porch. This entire level is elevated by premium finishes, including durable luxury vinyl plank flooring, sleek quartz countertops, and elegant recessed lighting. Upstairs, you will find a spacious primary suite complete with a walk-in closet and a private ensuite 4pc bath, alongside two additional well-sized bedrooms, a full main bathroom, and a convenient upper-floor laundry room. The home maximizes its usable space with a fully finished lower floor that adds a generous recreation room, an extra bedroom, and an additional full bathroom, making it perfect for guests or a growing family. An attached garage and a main-floor powder room complete the property layout. Situated in the prestigious Aurora project in Springbank Hill, this property is located just off 17th Ave and is steps away from the vibrant Aspen Landing shopping center. This prime location provides unparalleled convenience, sitting minutes from prestigious schools including Webber Academy, Rundle College, Ernest Manning High School, and Ambrose University, while also offering quick access to the 69th Street LRT station for an effortless commute. 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.