



**GRASSROOTS**

REALTY GROUP

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178, 2231 81st Street SW  
Calgary, Alberta

MLS # A2321334



**\$649,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,543 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Faces Front, Insulated, Oversized, Sing		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Environmental Reserve, Landscap		

<b>Heating:</b>	High Efficiency, Exhaust Fan, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 178
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows

**Inclusions:** na

\*First Time Buyers save 5% off listing price!\* IMMEDIATE OCCUPANCY AVAILABLE - 1 Year Free Internet and No Condo fees for 1 year! Welcome to the Juniper Townhomes in prestigious Springbank Hill. This is a rare opportunity to own one of the very last ravine-facing units in the development, backing directly onto a protected nature reserve with fantastic views and immediate access to scenic walking trails. This Heritage Model 3-bedroom end-unit offers a sophisticated design with an emphasis on natural light and functional space. The ground level features a private yet bright den/home office with a large window and closet, a convenient 2-piece powder room, and direct access to the oversized single attached garage plus additional driveway parking. The main floor boasts an expansive open-concept layout with 9-foot ceilings, large windows, and luxury vinyl plank flooring throughout. A modern chef-inspired kitchen is finished with quartz countertops, a breakfast bar, and professional-grade appliances. Adjacent to the dining area, large sliding glass doors lead to a full-sized balcony overlooking the serene natural surroundings. Upstairs, the primary suite includes a double-access closet and a private ensuite with a glass-enclosed stand-up shower. Two additional bedrooms, a second full 4-piece bathroom, and upper-floor laundry complete the top level. Perfectly positioned for a quick commute with direct access to Stoney Trail and 17th Ave, with the LRT just a short walk away and just across the road from the premium shopping and dining at Aspen Landing. Move-in ready, built for modern living, and truly one of the last of its kind. 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"&mdash;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.