



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2236 81st Street SW
Calgary, Alberta

MLS # A2327730



\$699,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,324 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.04 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:	\$ 196
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Stucco, Wood Frame	Zoning:	R-Mid
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	N/A		

Contemporary elegant designed 4-bedroom & 3.5-bathroom duplex townhome offers over 2 levels of thoughtfully planned living space 1324 Sq.Ft. plus premium finished basement 459Sq.Ft. It is under construction and completed by the middle of September, 2026. The bright, open concept main floor boasts 9'ceilings, a spacious living room with double-glazed large windows filled with natural lights. **A modern kitchen with quartz countertops, a large island with breakfast bar, pantry, cabinets, recessed lighting fixtures, and all kitchen-aid stainless appliances. A dedicated living & dining area that opens onto a rear porch, luxury vinyl plank flooring throughout the main floor including powder room, closet, and entry foyer. Upstairs, you will find three spacious bedrooms; the primary suite with a walk-in closet, a private 4-piece ensuite, luxury free standing tub, stand-up shower with a sliding glass door. A second full bathroom, two additional bedrooms, linen closet, washer / dryer in laundry room. The fully finished lower level provides exceptional flexibility with a large recreation room, a fourth bedroom, and an additional full bathroom. Enjoy a professionally landscaped front porch, a single attached garage, and additional driveway parking. This home combines contemporary design, quality finishes by Porada Design, and outstanding functionality in a desirable location. This home is located in vibrant Springbank Hill and offers easy access to Aspen Landing Shopping Center, Rundle College, Griffith Woods, Ambrose University, senior care facilities, & 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. *First Time Buyers save 5% off listing price*