



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

118, 2230 81st Street SW
Calgary, Alberta

MLS # A2328924



\$899,900

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,545 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: na

**** First time home buyers save 5% Off listing price! **** Brand new and ready for Fall 2026 possession, this fully finished walkout duplex showcases the Bella floorplan in the heart of Springbank Hill/Aspen. The main floor offers a bright, open-concept layout with durable vinyl plank flooring throughout and a high end kitchen finished with quartz countertops, wall oven, and a chimney hood fan. Step off the main living area onto a massive, full-length balcony, perfect for morning coffee or evening unwinding. A 2-piece bathroom and direct access to the double attached front garage round out this level. Upstairs, you'll find two bedrooms and a versatile loft space, ideal for a home office or reading nook. The primary bedroom is a true retreat, complete with a generous walk-in closet and a 5-piece ensuite featuring a luxury standalone tub, full shower, and dual sinks. The second bedroom sits conveniently close to a full 4-piece bathroom and a dedicated laundry room. The fully finished walkout basement adds even more living space, with a large recreation room, a third bedroom, a full 4-piece bathroom and generous finished storage. Walk out directly onto a huge concrete patio in your private, fenced backyard, an ideal setting for entertaining or quiet evenings at home. Location doesn't get much better than this: you're just steps from Aspen Landing Shopping Centre, scenic parks and pathways, and the 69th Street LRT station, with top schools like Webber Academy, Rundle College, and Ambrose University all close by. This home has tons of upgrades and even roughed in AC! 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.