



GRASSROOTS
REALTY GROUP

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129, 2117 81 Street SW
Calgary, Alberta

MLS # A2332533



\$451,000

Division:	Springbank Hill		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,401 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well appointed townhome in the sought after community of Springbank Hill, offering over 1,400 sq. ft. of thoughtfully designed living space, low condo fees, and an exceptional west Calgary location. Whether you're a first-time buyer, investor, professional, or looking to downsize, this home offers an outstanding combination of comfort and convenience. The bright, open concept main level is designed for everyday living and entertaining, featuring large windows, a contemporary kitchen with sleek cabinetry, a generous island, and a walk-in pantry. Step out onto the private balcony to enjoy your morning coffee or fire up the BBQ on warm summer evenings. Both bedrooms are spacious enough to comfortably fit king-sized furniture, making the layout ideal for roommates, guests, or those needing extra room for a home office. On the entry level, a flexible bonus space provides the perfect spot for a home gym, office, reading nook, or additional sitting area. An attached single garage and extra storage complete the package. The exterior combines Hardie board, stone, and stucco for lasting curb appeal and durability, while the professionally managed complex offers a low maintenance lifestyle with affordable condo fees. Just minutes from Aspen Landing, Westhills, Signal Hill Centre, the 69 Street LRT, parks, pathways, transit, and some of Calgary's top-rated schools, this location delivers outstanding access to shopping, recreation, and commuting routes. If you're searching for a move-in-ready home with modern finishes, flexible living space, and excellent investment potential, this Springbank Hill townhome deserves a closer look.