

# \$547,900 - 165, 2117 81 Street Sw, Calgary

MLS® #A2190332

**\$547,900**

2 Bedroom, 2.00 Bathroom, 1,272 sqft

Residential on 0.03 Acres

Springbank Hill, Calgary, Alberta

Welcome home! Discover this stunning, newly developed SW community. Perfectly located just steps away from Stoney Trail, commuting has never been easier!

2 Spacious Bedrooms with ample natural light, a walk-in closet to your ensuite bathroom. A Den area on ground level, a great spot for a home office or gym/yoga area, with newly installed central air!

Modern, open-concept layout with stylish finishes, the 1 car garage is an added highlight to the home. Storage closets on the ground level floor. The home is roughed in for central air. The views from the top floor you can catch the mountains there.

Low-maintenance living

Close to parks, schools, shopping, and dining options in Aspen.

Enjoy the convenience of suburban living while staying connected to the city's amenities and nearby C-Train. This home offers the perfect blend of comfort, style, and location.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2190332  |
| Price          | \$547,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,272     |



|            |               |
|------------|---------------|
| Acres      | 0.03          |
| Year Built | 2024          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Level Split |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 165, 2117 81 Street Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H6H5                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island                                        |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Basement          | None                                                                 |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Cul-De-Sac, Street Lighting |
| Roof              | Asphalt Shingle             |
| Construction      | Stone, Cement Fiber Board   |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 28th, 2025 |
| Days on Market | 91                 |
| Zoning         | RC-2               |

|                |     |
|----------------|-----|
| HOA Fees       | 150 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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