

# \$479,000 - 165, 2117 81 Street Sw, Calgary

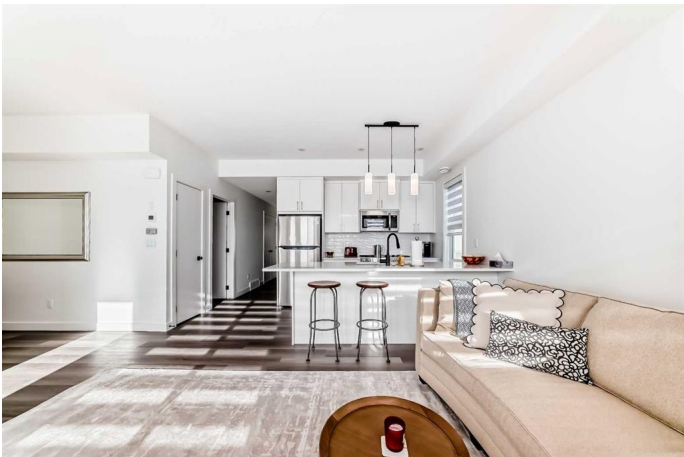
MLS® #A2232248

**\$479,000**

2 Bedroom, 2.00 Bathroom, 1,272 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this bright and modern southeast-facing unit featuring 2 spacious bedrooms, a versatile den, and an attached garage. Enjoy the comfort of central air and a fresh, contemporary design in this newly built home. The open-concept kitchen is flooded with natural light and offers stunning views—perfect for entertaining or relaxing. Located in a desirable neighborhood, this home includes the peace of mind of the remaining home builder warranty. Donâ€™t miss this opportunity for stylish, maintenance-free living!



Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232248      |
| Price          | \$479,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,272         |
| Acres          | 0.00          |
| 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 | T3H 6H5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 124             |
| Zoning         | RC-2            |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.