

\$535,000 - 60, 2117 81 Street Sw, Calgary

MLS® #A2244941

\$535,000

3 Bedroom, 2.00 Bathroom, 1,262 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

**** Immediate Possession**** Nearly 1500 sq ft developed! Welcome to this immaculate move in ready townhome in the highly desirable community of Aspen Springs, a master-planned neighborhood by renowned builder, Slokker Homes. This stunning bungalow offers a bright and spacious open-concept layout, with large windows that flood the living and dining areas with natural light. The contemporary kitchen is a chef's dream, featuring sleek stainless steel appliances, beautiful quartz countertops, and modern cabinetry. High-end LVP flooring flows throughout the main living spaces, while soft carpeting in the bedrooms provides a cozy retreat. The primary bedroom is a generous sanctuary with its own stand-up shower ensuite. The fully finished basement is a valuable addition, offering a large family room, full bathroom and two more bedrooms for added flexibility. Aspen Springs is a highly sought-after location, praised for its excellent access to top-rated schools, including both public and private options like Webber Academy and Rundle College. Enjoy the convenience of being just minutes from premium shopping and dining at Aspen Landing and West 85th, while still feeling connected to nature with nearby parks and walking paths. An attached garage and an additional driveway space make parking effortless. This is more than just a home; it's a lifestyle of comfort and convenience in one of Calgary's premier west-side communities.



Built in 2024

Essential Information

MLS® #	A2244941
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,262
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	60, 2117 81 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H5

Amenities

Amenities	Parking, Trash, Visitor Parking, Park
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Breakfast Bar, No Animal Home, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Landscaped, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	81
Zoning	M-1
HOA Fees	150
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.