

# \$612,000 - 203, 2231 81 Street Sw, Calgary

MLS® #A2213468

**\$612,000**

2 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

This charming quick possession Heritage model townhome in Juniper blends comfort and style, perfect for families and professionals. Featuring a den on the first floor ideal for a home office, this spacious home offers 2 bedrooms and 2.5 bathrooms. The open-concept living and dining area is flooded with natural light, creating a warm atmosphere perfect for entertaining. The kitchen includes elegant quartz countertops, a breakfast bar, and stainless steel appliances. Enjoy a professionally landscaped front yard and a single-attached garage with additional parking on the driveway. Located in vibrant Springbank Hill, this home is close to Aspen Landing, Rundle College, Griffith Woods, Ambrose University, restaurants, and senior care facilities. Pre-construction. Photos are representative.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2213468  |
| Price          | \$612,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,380     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2025          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 203, 2231 81 Street Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H3V8                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Lighting                                   |
| Lot Description   | Landscaped, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stone, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 24               |

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

**Listing Details**

Listing Office            Bode Platform Inc.

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.