

# \$570,000 - 86, 2117 81 Street Sw, Calgary

MLS® #A2244385

## \$570,000

3 Bedroom, 2.00 Bathroom, 671 sqft  
Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Immediate Occupancy! Welcome to the Stunning bungalow-style townhome with a walk-out basement. This home is perfect for those seeking comfort, style, and convenience. Open-Concept Layout: Seamlessly connected living and dining areas with expansive windows that fill the space with natural light. Modern Kitchen: Equipped with stainless steel appliances, quartz countertops, elegant finished cabinets, and backsplash. Luxury LVP flooring throughout the main living areas, paired with soft carpeting in the bedrooms for added comfort. Enjoy a generous primary bedroom complete with a stand-up shower bathroom. Additional 2 bedrooms, and a family room in the walk-out basement, Step outside to your private patio, perfect for relaxing or hosting outdoor gatherings. Attached garage plus an additional driveway space - park 2 vehicles with ease. Live in one of the most desirable neighborhoods, with access to excellent schools, amenities, and the environment reserve park.



Built in 2024

## Essential Information

MLS® #	A2244385
Price	\$570,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	671
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	86, 2117 81 Street Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3V8

### Amenities

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Humidifier
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Lighting, Private Entrance
Lot Description	Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Stucco, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

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

**Listing Details**

Listing Office                    CIR Realty

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