

# \$475,000 - 134, 2117 81 Street Sw, Calgary

MLS® #A2250721

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

Welcome to this modern TOP-FLOOR stacked townhome built in 2024, located in the desirable community of Springbank Hill. Perfectly positioned next to an environmental reserve with walking trails that connect throughout the neighbourhood, and just minutes from all the amenities of Aspen Landing Shopping Centre, this home offers the perfect blend of convenience and nature.

Featuring 2 bedrooms, 2 bathrooms, and a SINGLE ATTACHED GARAGE, this bright and stylish home is designed with comfort in mind. The OPEN-CONCEPT FLOORPLAN is enhanced by HIGH CEILINGS and durable LUXURY VINYL PLANK FLOORING throughout. A spacious living and dining area extends seamlessly to the BALCONY, ideal for morning coffee or evening relaxation.

The kitchen is beautifully appointed with QUARTZ COUNTERTOPS, UPGRADED STAINLESS STEEL APPLIANCES, and SOFT-CLOSE CABINETRY. Whether you're preparing weeknight dinners or entertaining guests, this kitchen is as functional as it is elegant.

The primary bedroom is a welcoming retreat, complete with a 4-piece ENSUITE, perfect for unwinding at the end of the day. A second bedroom and 4-piece bathroom provide flexibility for family, guests, or a home office.



Energy efficiency is built into the design with DOUBLE PANE GLAZING WINDOWS and a HIGH-EFFICIENCY FURNACE, keeping utility costs lower while ensuring year-round comfort.

With modern finishes, thoughtful upgrades, and an unbeatable location, this townhome offers an exceptional opportunity to enjoy contemporary living in one of Calgary’s most sought-after communities.

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2250721      |
| Price          | \$475,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,051         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 134, 2117 81 Street Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 6H5                |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Park, Snow Removal, Visitor Parking, Trash |
| Parking Spaces | 1                                          |
| Parking        | Insulated, Single Garage Attached          |

# of Garages 1

## Interior

Interior Features Closet Organizers, Kitchen Counters, Recessed Lighting

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating High Efficiency, Forced Air

Cooling Central Air

Basement None



## Exterior

Exterior Features Private Entrance

Lot Description Landscaped, Low Maintenance Landscape, Street Lighting

Roof Asphalt/Gravel

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 22nd, 2025

Days on Market 28

Zoning DC

## Listing Details

Listing Office eXp Realty

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