

**54, 2117 81st Street SW  
Calgary, Alberta**

**MLS # A2299020**



**\$499,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Attached-Up/Down, Townhouse-Stacked		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Oversized, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 256
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		

**Inclusions:** N/A

Amazing Price to sell! Immediate Occupancy! This Stunning Bungalow-style 3 bed & 2 bath with finished full basement 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, and soft carpeting in the bedrooms for added comfort. Enjoy a generous primary bedroom complete with a stand-up shower! An additional 2 bedrooms and a family room in the basement. 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 an environmental reserve park.