

# \$539,000 - 86, 2117 81 Street Sw, Calgary

MLS® #A2244385

**\$539,000**

3 Bedroom, 2.00 Bathroom, 1,293 sqft

Residential on 0.00 Acres

Springbank Hill, Calgary, Alberta

A Major Price Deduction! Immediate Occupancy! This Stunning Bungalow-style 3 bedrooms & 2 baths townhome with finished walk-out 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 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 environmental reserve park.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2244385  |
| Price     | \$539,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,293             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| 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      | Snow Removal, Visitor Parking, Park, Trash  |
| Parking Spaces | 2                                           |
| Parking        | Driveway, Oversized, Single Garage Attached |
| # of Garages   | 1                                           |

### Interior

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

### Exterior

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

Foundation                Poured Concrete

**Additional Information**

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

**Listing Details**

Listing Office            CIR Realty

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